REDMAN CASEY ESTATE AGENTS

8 Siemens Street, Horwich, BL6 5PR

Offers In The Region Of £150,000

Located within close proximity to schools, shops and local amenities. This renovated spacious two bedroom mid terraced property with spacious lounge fitted modern kitchen diner with built in appliances, superb bathroom fitted with a modern four piece white suite and also benefits from gas central heating and double glazing. The property also benefits from a DPC and new roof fitted December 2024Viewing of this property is recommended to appreciate the space and all that is on offer.

- Refurbished Mid Terrace
- Fitted Dining Kitchen
- Four Piece Bathroom
- EPC Rating D
- Potential Rent £800 pcm
- Built In Appliances
- No Chain
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Situated in a popular residential area of Horwich, close to schools, shops and local amenities. This recently renovated spacious two bedroom mid terraced property comprises:- Entrance hall, lounge, fitted dining kitchen. To the first floor there are two bedrooms and a family bathroom with a superb four piece suite. Outside to the front there is a small garden area, with flower and shrub borders and to the rear there is a yard area with hardstanding. This property also benefits from gas central heating and double glazing. The property benefits from a DPC and New Roof fitted December 2024. Viewing of this property is recommended to appreciate the space and all that is on offer.

Hallway
Radiator, carpeted stairs to first floor landing, uPVC double glazed door, door to:

Lounge 14'3" x 11'4" (4.35m x 3.46m)
UPVC double glazed window to front, double radiator, coving to ceiling, door to:

Cupboard

Kitchen/Diner 10'1" x 14'4" (3.08m x 4.37m)
Fitted with a matching range of modern grey base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceiling with recessed spotlights, uPVC double glazed door to rear.

Landing
Door to:

Bedroom 1 11'3" x 14'4" (3.44m x 4.37m)
UPVC double glazed window to front, radiator.

Bedroom 2 13'1" x 7'5" (4.00m x 2.26m)
UPVC double glazed window to rear, double radiator.

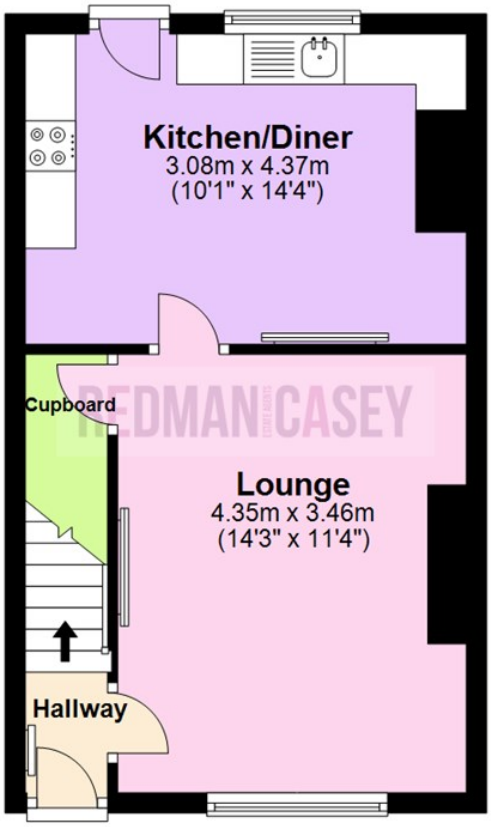
Bathroom
Fitted with four piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin with tiled splashback, tiled shower enclosure and low-level WC, tiling to two walls, heated towel rail, uPVC frosted double glazed window to rear.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

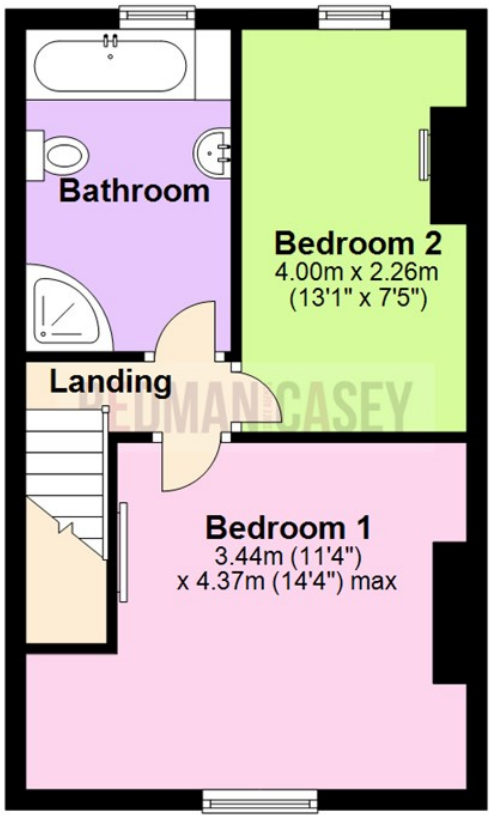
Ground Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



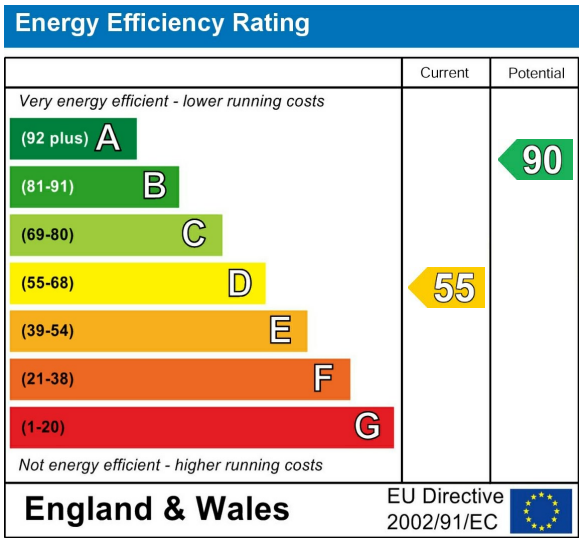
First Floor

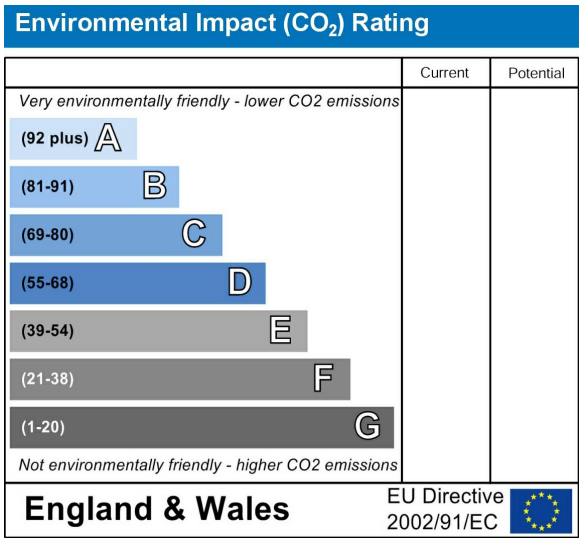
Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 66.0 sq. metres (710.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk