REDMAN CASEY ESTATE AGENTS

6 Hope Street North, Horwich, Bolton, Lancashire, BL6 7LL

Offers In The Region Of £155,000

Well presented two double bedroom semi detached, offering excellent accommodation with spacious lounge, dining kitchen , wc and conservatory, two double bedrooms and shower room. Low maintenance gardens with parking for three cars to the front. Sold with no chain and vacant possession. Viewing is highly recommended.

- No Chain
- Semi-Detached House
- Garden to Rear
- 2 Double Bedrooms
- Conservatory

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Ideally located for access to local amenities, shops and schools, this well presented semi detached property offers excellent accommodation with potential for extending to the side should the need arise. The property is sold with no chain and vacant possession and comprises :- Porch, hallway, lounge, dining kitchen, wc, conservatory. To the first floor there are two double bedrooms and shower room fitted with a modern three piece white suite. Outside there are easily maintained gardens to the rear with large patio area, to the front and side there are paved areas with parking for 3 cars. The property benefits from gas central heating and double glazing throughout, viewing is highly recommended.

Porch
Two windows to side, two windows to front, uPVC double glazed door, door to:

Entrance Hall
UPVC frosted double glazed leaded window to side, double radiator, stairs, door to:

Lounge 11'5" x 12'7" (3.48m x 3.83m)
UPVC double glazed leaded window to front, fireplace, radiator, laminate flooring, coving to ceiling, door to:

Kitchen 7'11" x 12'7" (2.42m x 3.83m)
Base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas and electric point for cooker with extractor hood over, uPVC double glazed leaded window to rear, double radiator, vinyl flooring, door to:

Hall
UPVC frosted double glazed window to side, laminate flooring, wall mounted gas combination boiler serving heating system and domestic hot water, folding door to:

WC
UPVC frosted double glazed window to rear, fitted with two piece suite comprising and wall mounted wash hand basin with half height ceramic tiling to all walls, ceramic tiled flooring.

Conservatory
UPVC construction with uPVC double glazed windows, polycarbonate roof and power and light connected, three windows to side, window to rear, double radiator, vinyl flooring, uPVC double glazed door to garden.

Landing
UPVC frosted double glazed window to side, door to:

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Bedroom 1 10'1" x 12'9" (3.08m x 3.88m)
UPVC double glazed leaded window to front, radiator.

Bedroom 2 9'5" x 9'8" (2.88m x 2.95m)
UPVC double glazed window to rear, radiator, laminate flooring.

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure with shower over, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, uPVC frosted double window to rear, vinyl flooring.

Outside
Front garden, enclosed by dwarf brick wall, timber fencing and mature hedge to front and sides, extensive paved driveway to the front and side with car parking space for three cars, wrought iron gated access.
Rear garden, paved sun patio, enclosed by timber fencing and mature hedge to rear and sides, side gated access.

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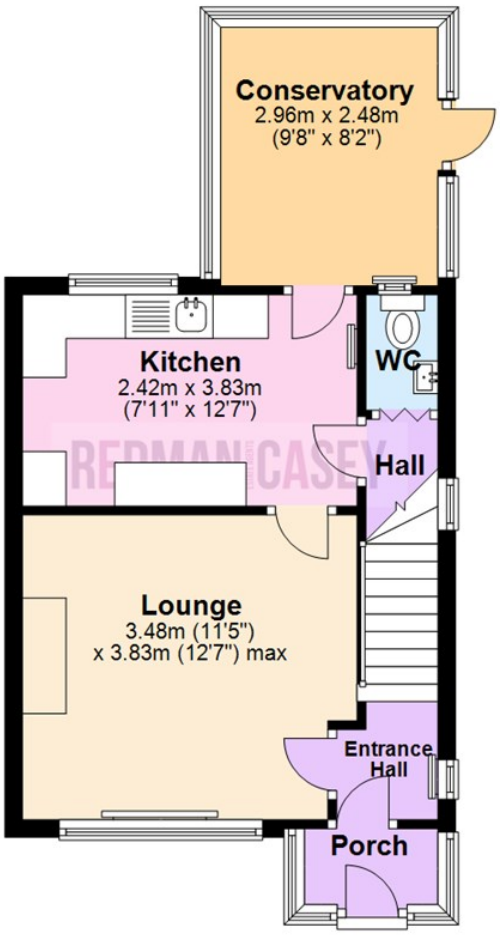
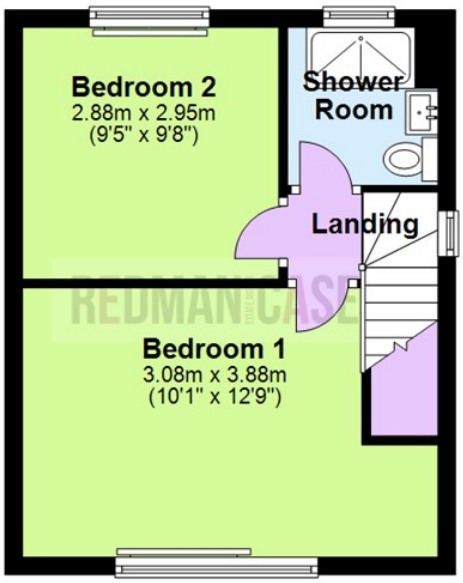
Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



First Floor

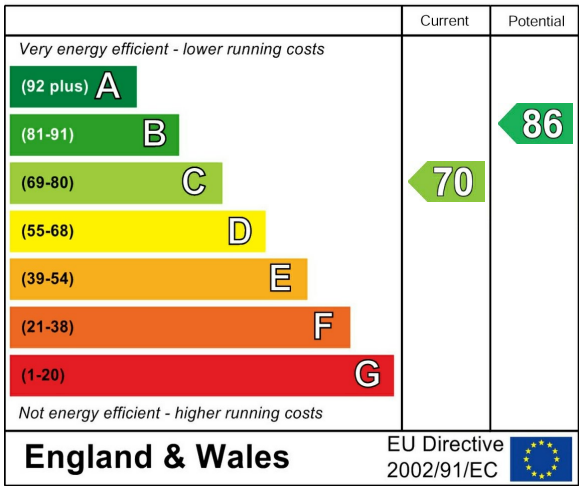
Approx. 29.0 sq. metres (312.0 sq. feet)



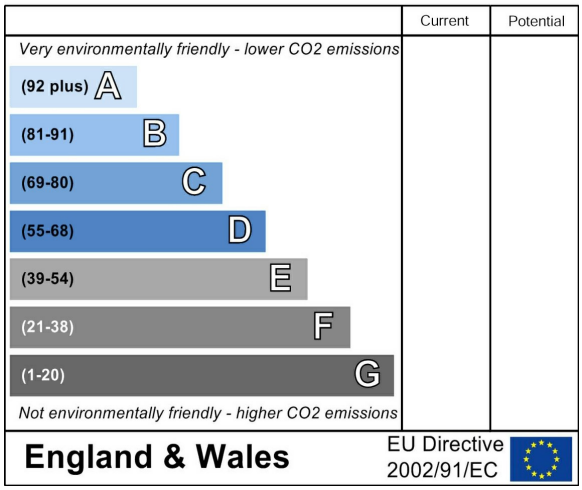
Total area: approx. 66.6 sq. metres (716.6 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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