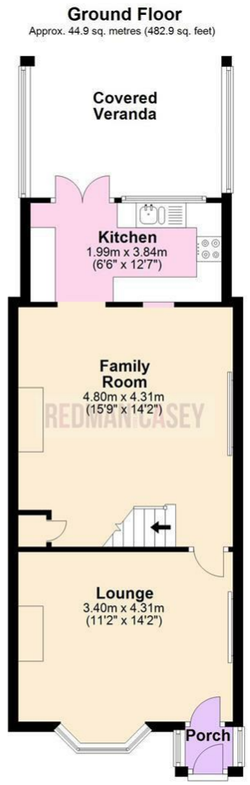
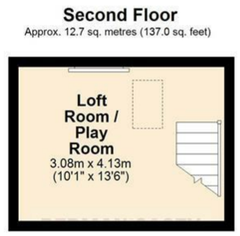
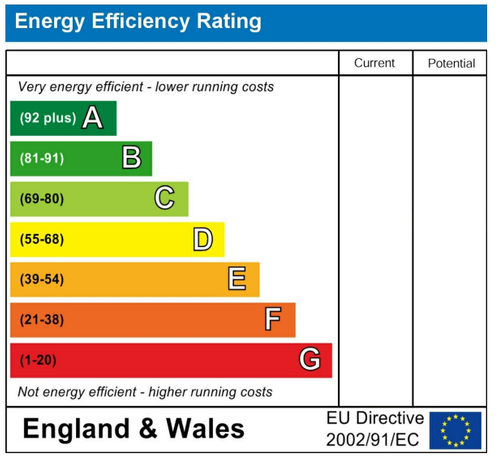
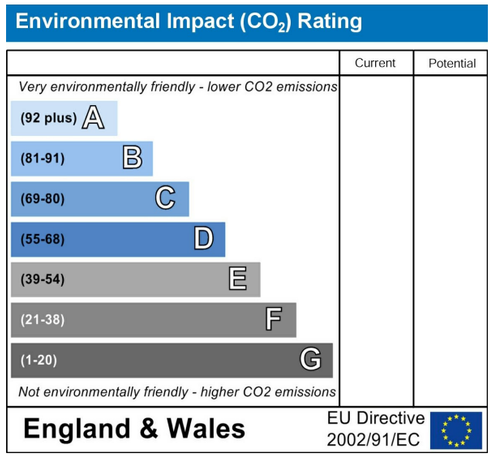




Total area: approx. 93.4 sq. metres (1005.2 sq. feet)

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

REDMAN CASEY ESTATE AGENTS

532 Chorley Road, Westhoughton, Bolton, Lancashire, BL5 3NH

Superbly presented and extended 2 bedroom mid terraced property offering excellent accommodation with superb open views overs farmland to the rear. The property has been updated and improved by the current owners and internal inspection is highly recommended. The property benefits from two large reception rooms, fitted kitchen and enclosed rear veranda, contemporary bathroom fitted with a three piece white suite, two generous bedrooms and useful loft room, gas central heating, double glazing, gardens to the front and rear along with parking space to the rear for 2 cars Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £150,000

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Ideally located for access to M61 and Rail links to Manchester, Preston and beyond this superbly presented mid terraced property offers excellent accommodation throughout. The property has been improved throughout by the current owners to provide a fantastic home. The property comprises :- Porch, lounge, family room, kitchen. To the first floor there are two generous bedroom one with fitted wardrobes and superb bathroom fitted with a modern three piece white suite. From bedroom one there is access to a useful loft room which would make an ideal play room / office. outside there is a gravelled garden to the front and to the rear there is a enclosed garden with gravelled area, enclosed veranda with decking floor and parking area fro 2 cars. Viewing is essential to appreciate all that is on offer.

Porch
Two uPVC double glazed oak effect windows to side, uPVC oak effect double glazed entrance door, door to:

Lounge
11'2" x 14'2" (3.40m x 4.31m)
UPVC double glazed oak effect bay window to front, fireplace with timber surround and flagged hearth, cast- iron wood burning stove with glass door in chimney, radiator, laminate flooring, Built in storage cupboards to either side of fireplace, door to:

Family Room
15'9" x 14'2" (4.80m x 4.31m)
Fireplace with flagged hearth, cast- iron wood burning stove with glass door, timber mantle over, built-in under-stairs storage cupboard, double radiator, laminate flooring, stairs to first floor landing, open plan to:

Kitchen
6'6" x 12'7" (1.99m x 3.84m)
Fitted with a matching range of oak fronted base and eye level units with drawers, cornice trims and complementary worktop space, 1+1/2 bowl china sink unit with single drainer and swan neck mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas with pull out extractor hood over, uPVC double glazed oak effect window to rear, tiled flooring, open plan, uPVC oak effect double glazed french doors to verandah.

Covered Veranda
TwoPolycarbonate panel to side, open plan.

Landing
Door to:

Bedroom 1
11'2" x 14'2" (3.41m x 4.31m)
UPVC double glazed window to front, radiator, wall light, door to stairs to second floor access with limited head room.

Bedroom 2
9'11" x 7'8" (3.03m x 2.33m)
UPVC double glazed oak effect window to rear, built-in double wardrobe(s), further built-in single wardrobe(s), radiator.

Bathroom
Recently refitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, full height ceramic tiling to all walls, heated towel rail, extractor fan, built-in storage cupboard with additional shelving, Luxury vinyl flooring, open plan, door to:

Loft Room / Play Room
10'1" x 13'7" (3.08m x 4.13m)
Double glazed velux skylight to rear, radiator, sloping ceiling with recessed spotlights.

Outside
Front garden with gravelled area and mature flower and shrub borders, wrought iron gate, enclosed by dwarf wall to front and sides.
Rear garden, enclosed by timber fencing to rear and sides with gravelled area and mature flower and shrub borders, rear gated access, timber garden shed parking area for two cars.