REDMAN CASEY ESTATE AGENTS

# 4 Mount Pleasant Street, Horwich, Bolton, BL6 6LD

## Offers In The Region Of £175,000

Fully modernised 2 bedroom mid terraced property, situated in a fantastic residential location offering easy access to local schools, shops and all amenities including Rail and motorway links to Manchester Preston and beyond . Stunning condition throughout with spacious reception room, kitchen extension fitted with a modern set of units two double bedrooms and shower room fitted with a three piece suite. The property benefits from double glazing, gas central heating, large garden to rear with added benefit of off road parking. We strongly recommend viewing to appreciate all that is on offer to avoid disappointment.

- Extended 2 Bed Mid Terrace
- Stunning Open Plan Lounge Dining Area
- Two Generous Double Bedrooms
- Large Garden to the Rear
- EPC Rating B
- Modernised and Improved Throughout
- Extended Kitchen
- Superb Shower Room
- Off Road Parking
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated in a popular residential location ideally positioned for access to M61 motorway and Lostock Parkway Rail station, schools, shops and all amenities. Fully modernised extended two bedroom mid terraced, the property comprises : Lounge open plan dining area separated by a beautiful oak and glass staircase, extended kitchen fitted with a range of matt black units with built in and integrated appliances, to the first floor there are two double bedroom and a family shower room. The outside has a small enclosed garden to the front and a large enclosed garden to the rear with paved patio and gravelled beds for easy maintenance off road parking via the rear street. The property also benefits from double glazing, gas central heating and is highly recommended to view to appreciate all that is on offer and avoid disappointment.

**Lounge 13'7" x 13'1" (4.14m x 3.99m)**
UPVC double glazed window to front, feature fireplace with slate hearth, cast- solid fuel burner stove with glass door in chimney, double radiator, open plan to:

**Dining Area 14'7" x 13'1" (4.44m x 3.99m)**
Living flame effect electric fire set in timber surround, radiator, central oak staircase with glass panels, door to:

**Kitchen 9'5" x 12'0" (2.87m x 3.66m)**
Fitted with a matching range of matt black base with contrasting worktops, stainless steel sink unit with single drainer and mixer tap, fridge/freezer, plumbing for washing machine, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, tiled flooring, ceiling with recessed spotlights, uPVC double glazed door to garden.

**Landing**
Stairs, door to:

**Bedroom 1 9'8" x 13'1" (2.94m x 3.99m)**
UPVC double glazed window to front, radiator.

**Bedroom 2 12'4" x 13'1" (3.77m x 3.99m)**
UPVC double glazed window to rear, radiator.

**Shower Room**
Fitted with three piece modern white suite comprising double shower enclosure with shower over, and wet wall panelling, pedestal wash hand basin with ceramic tiling to all walls, low-level WC and heated towel rail, extractor fan, vinyl flooring, panelled ceiling.

**Outside**
To the front, enclosed by brick wall to front and sides, paved pathway leading to front entrance door with gravelled area. Rear garden, enclosed by fencing to rear and sides, large paved sun patio with gravelled area, paved pathway, rear

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gated access leading to an off road parking area. Please note part of the rear garden is leased from Bolton Council

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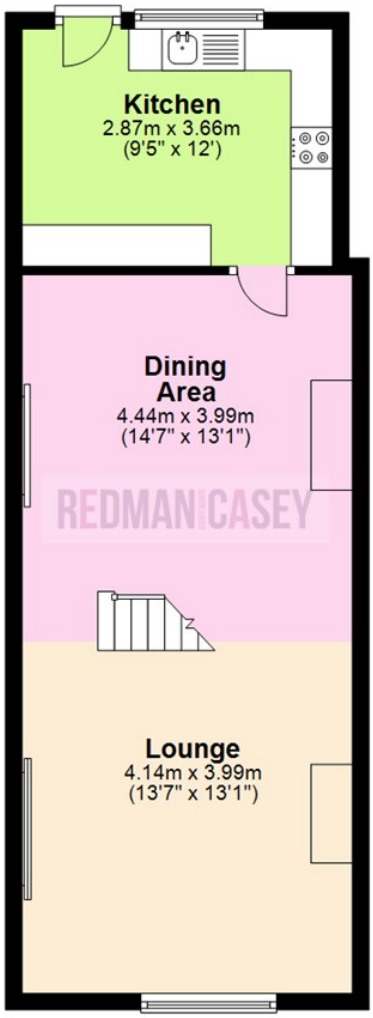
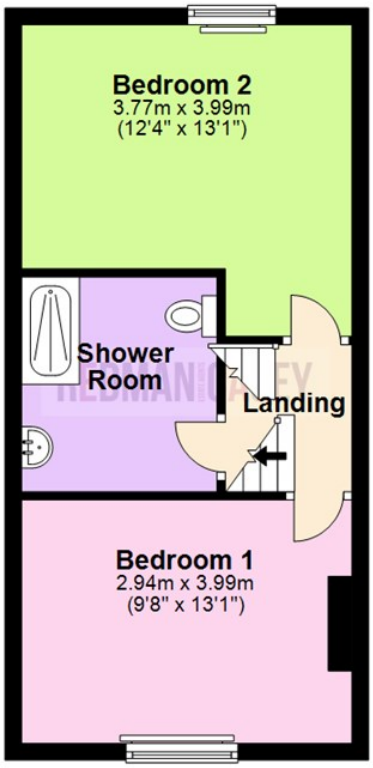
## Ground Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



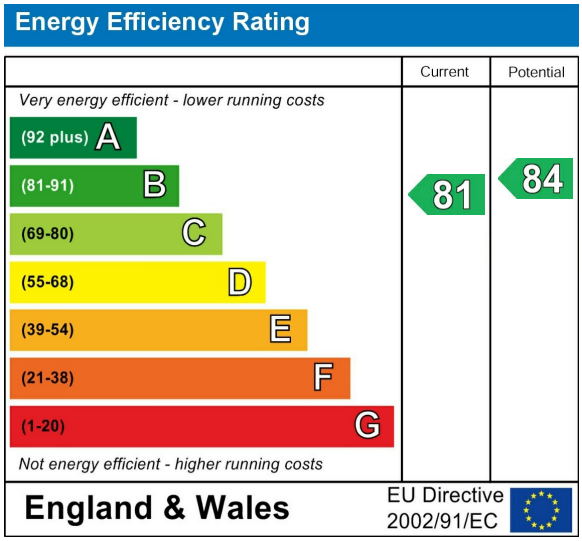

## First Floor

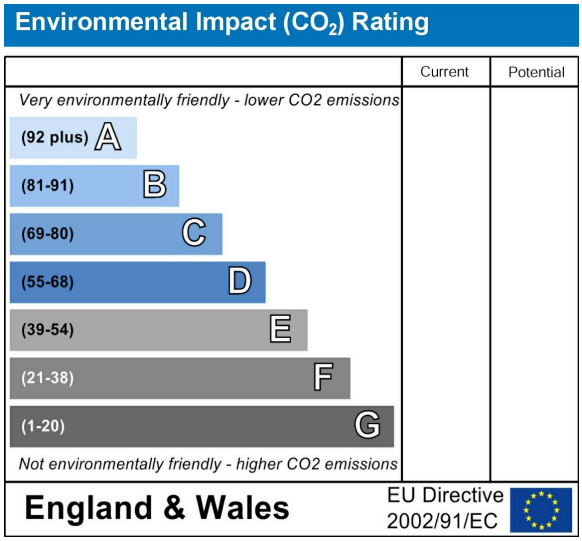
Approx. 34.7 sq. metres (373.1 sq. feet)




Total area: approx. 80.2 sq. metres (863.2 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.

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