REDMAN CASEY ESTATE AGENTS

## 96 Breightmet Drive, Breightmet, Bolton, Lancashire, BL2 6LB

## Offers In The Region Of £135,000

Two double bedroom semi detached property in need of some updating which has been reflected in the price. The property offers a great opportunity to put your own stamp on and potentially reconfigure into 3 bedrooms. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

- Development Property
- In Need of Updating
- Vacant Possession
- EPC Rating F
- Two Double Bedrooms
- No Chain
- Council Tax Band B
- Viewing Essential

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Great investment opportunity to renovate expand and put your own stamp on a property. This two double bedroom semi detached offers excellent potential and is sold with no chain and vacant possession. It currently comprises :- Entrance hall, lounge, kitchen, two double bedrooms and bathroom, outside there are gardens to the front and rear along with driveway offering parking for 2 cars. Viewing is essential to appreciate all that is on offer. The property is priced to reflect the works required.

**Entrance Hall**
UPVC frosted double glazed window to front, wall mounted gas heater, stairs, uPVC double glazed entrance door, door to:

**Lounge 18'5" x 10'10" (5.61m x 3.30m)**
UPVC double glazed box window to front, two uPVC double glazed windows to rear, electric fire set in brick built surround, coving to ceiling, door to:

**Kitchen 10'3" x 8'7" (3.12m x 2.61m)**
Base and eye level with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge, built-in electric fan assisted double oven, four ring gas, uPVC double glazed window to rear, single radiator warm air vent wall mounted gas heater, uPVC double glazed door to garden.

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

**Bedroom 1 17'0" x 11'4" (5.18m x 3.45m)**
UPVC metal frame double glazed window to rear, uPVC double glazed window to front.

**Bedroom 2 7'7" x 10'3" (2.31m x 3.12m)**
UPVC double glazed window to rear.

**Bathroom**
Three piece coloured suite comprising deep panelled bath with electric shower over and folding screen, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to front, built-in airing cupboard housing, factory lagged hot water cylinder with slatted shelving, electric radiator, door.

**Outside**
Front garden, enclosed by timber fencing and mature hedge to front and sides, paved driveway to the front and side leading to rear and with car parking space for two cars, three with lawned area and mature flower and shrub borders with raised.
Rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, metal garden shed.

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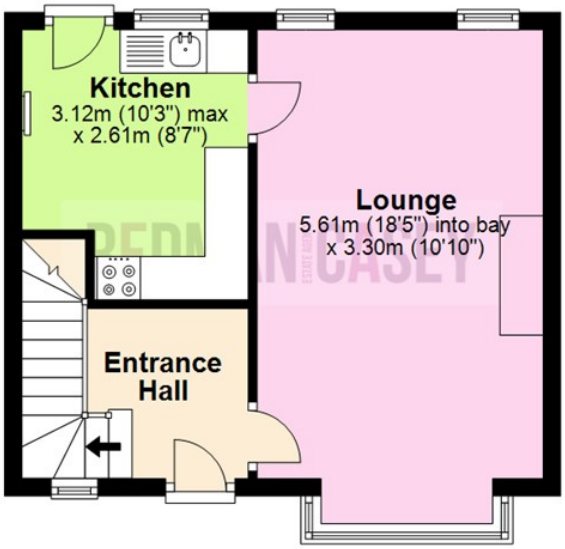
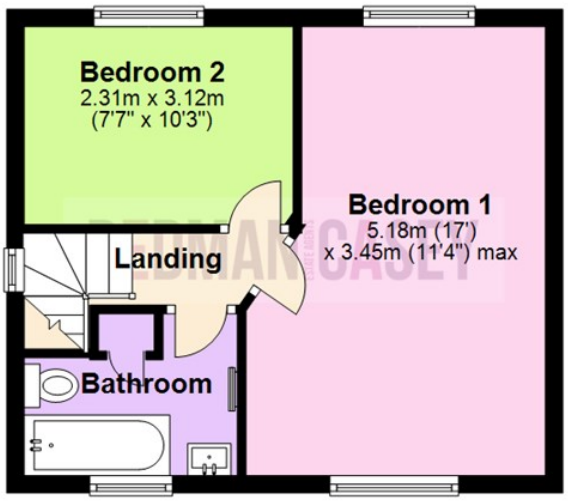
## Ground Floor

Approx. 31.7 sq. metres (340.8 sq. feet)



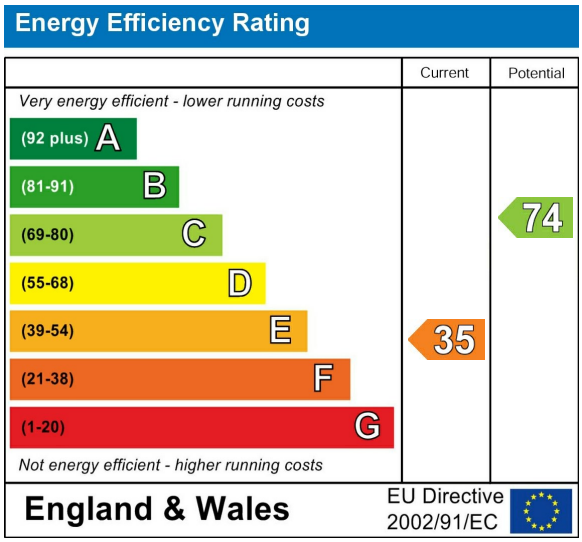

## First Floor

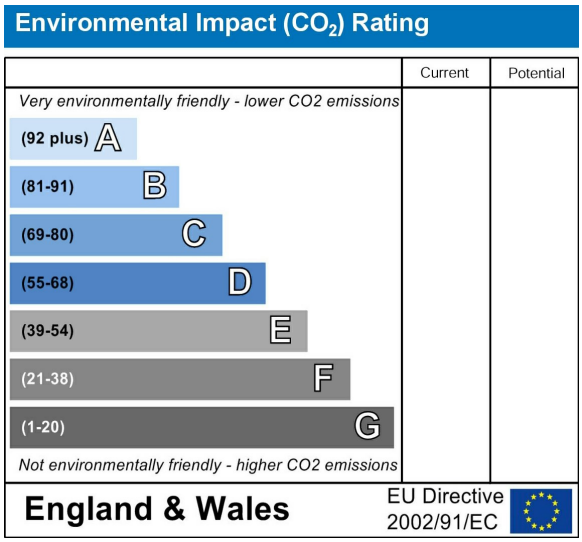
Approx. 31.3 sq. metres (336.8 sq. feet)




Total area: approx. 63.0 sq. metres (677.6 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.

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