

REDMAN CASEY ESTATE AGENTS

4 Armstrong Street, Horwich, Bolton, Lancashire, BL6 5PW



£95,000

A well presented terraced home ideal for first time buyers or buy to let investors offered in good decorative order throughout comprising lounge, breakfast kitchen landing providing access to two bedrooms and a three piece bathroom suite. externally patio areas to the front and rear, viewing essential.

- Two Double bedrooms
- Gas Centrally Heated
- Good Decorative Order
- Lounge & Kitchen Breakfast Room
- Close To Amenities
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Armstrong street Horwich this two bed terraced home offered in good decorative order throughout and set within easy reach to a host of amenities in the centre of Horwich. The property briefly comprises; lounge, kitchen breakfast room, two double bedrooms and a three piece bathroom suite. Externally low maintenance patio areas to the front and rear. The property is also within proximity to local train station, motorway access, bus routes, Middlebrook retail park and regarded schooling. Early viewing is essential to appreciate.

Lounge 13'0" x 13'2" (3.97m x 4.02m)

Laminate flooring, window to front elevation, power points, wall mounted radiator, door to breakfast kitchen room.



Kitchen/Breakfast Room 11'4" x 13'2" (3.46m x 4.02m)

fitted kitchen with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, inset sink, integrated oven with hob over with extraction canopy, window to rear, space for fridge freezer, door to rear, stairs rise to upper level, under stairs storage, plumbed for washing facilities.



Landing

Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 8'6" x 13'0" (2.59m x 3.97m)

Access off the landing, window to rear, power points, wall mounted radiator, recess providing storage space.

Bedroom 2 8'3" x 12'2" (2.52m x 3.71m)

Access off the landing with window to front elevation, cupboard housing central heating boiler, power points, wall mounted radiator.

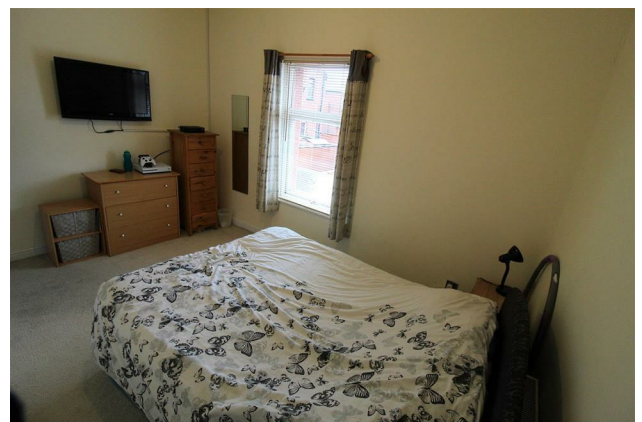


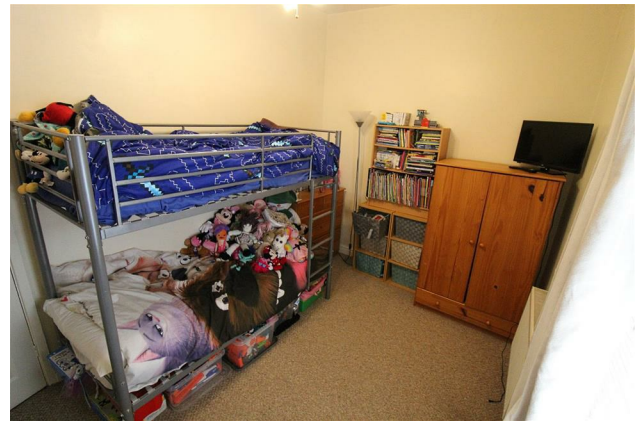
Bathroom

Three piece suite with low level W.C., panelled bath, pedestal mounted vanity wash basin, partial tiled elevations. wall mounted radiator.

Outside

To the front a flagged area with brick wall to border.
To the rear a low maintenance patio with traditional borders.



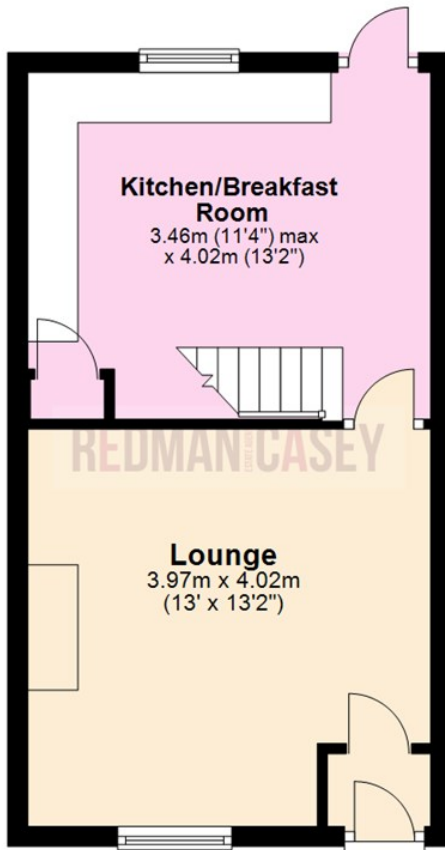


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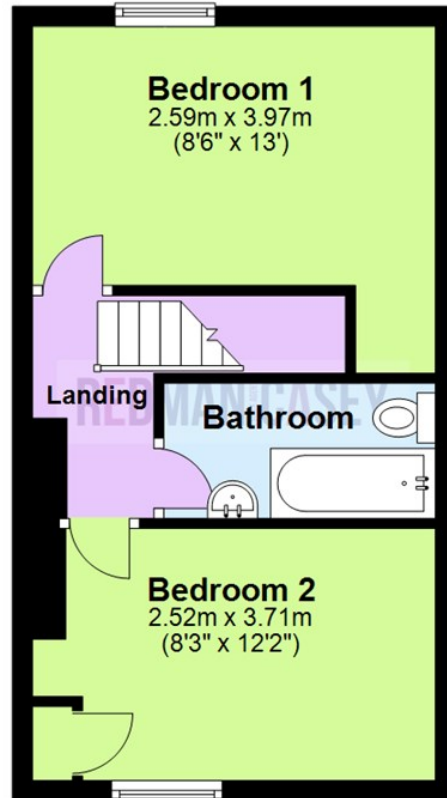
Ground Floor

Approx. 30.3 sq. metres (326.2 sq. feet)



First Floor

Approx. 26.0 sq. metres (280.0 sq. feet)



Total area: approx. 56.3 sq. metres (606.2 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

