REDMAN CASEY ESTATE AGENTS

157 Crown Lane, Horwich, Bolton, Lancashire, BL6 7QW

Offers In The Region Of £159,950

Stone fronted two bedroom mid terraced property situated in a very popular location. Close to local schools, shops, local amenities and very close to Rivington Country Park and Blackrod Station. Benefitting from double glazing gas central heating and some original features. Sold with vacant possession and no onward chain this spacious property is highly recommended for viewing to appreciate all that is on offer.

- Mid Terraced
- Gas Central Heating
- Original Features
- No Chain
- Council Tax Band B
- Two Bedroom
- Double Glazing
- Loft room for Storage
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom stone fronted mid terraced property. Located in a very popular residential location close to schools, shops, rail links, and Rivington Country Park. The property comprises Inner porch, entrance hall, lounge, dining room, kitchen. To the first floor there are two double bedrooms and a family bathroom. Outside to the front there is a small garden area and a private yard to the rear. The property benefits from double glazing, gas central heating and some period features. Viewing is recommended to appreciate all that is on offer and the location and condition sold with vacant possession and no onward chain.

Entrance Vestibule
Door to:

Entrance Hall
Radiator, stairs.

Lounge 15'7" x 10'7" (4.76m x 3.22m)
UPVC double glazed window to front, uPVC double glazed window to side, fireplace with cast- iron solid fuel burner stove with glass door in chimney, radiator, open plan to:

Dining Room 13'3" x 11'1" (4.03m x 3.39m)
UPVC double glazed window to rear, feature gas open fire fireplace set in feature wooden and tiled mock Victorian style surround, double radiator, open plan to:

Kitchen 11'5" x 8'2" (3.48m x 2.49m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink with mixer tap, plumbing for automatic washing machine and dishwasher, vent for tumble dryer, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC entrance door to side, door to:

Bedroom 1 12'5" x 14'0" (3.78m x 4.26m)
UPVC double glazed window to front, double radiator, door to:

Bedroom 2 13'3" x 8'10" (4.03m x 2.68m)
UPVC double glazed window to rear, radiator.

Bathroom
Recently refitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, shower cubicle area with glass screen and low-level WC, tiled surround, mirrored cabinet, uPVC frosted double glazed window to rear, radiator.

Landing/ Loft Access
Pull down ladder to loft, boarded and ideal for storage.

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Outside Front
Small front garden area with decorative stone and shrubs.

Outside Rear
Enclosed walled rear yard area.

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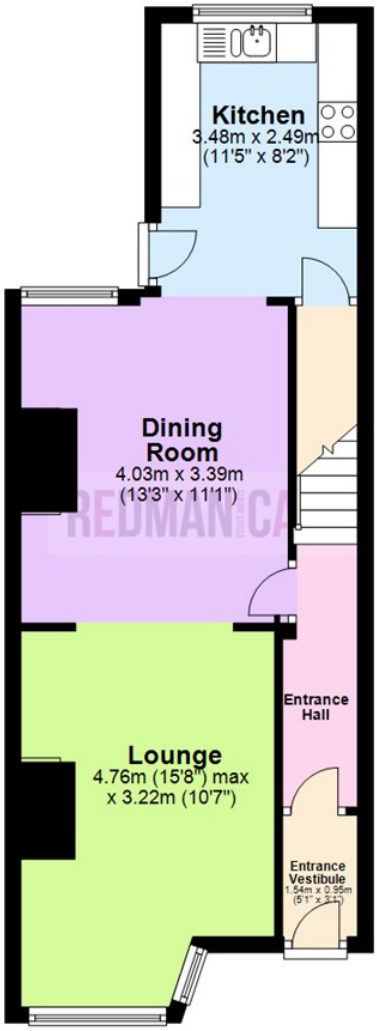
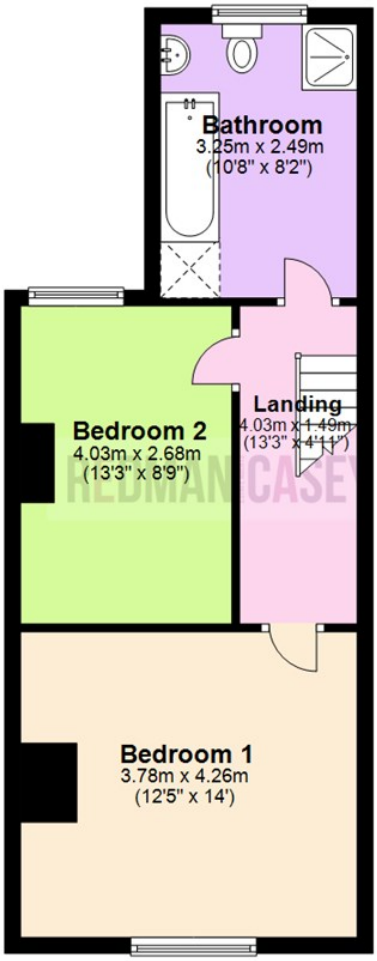
Ground Floor
Approx. 44.8 sq. metres (482.7 sq. feet)

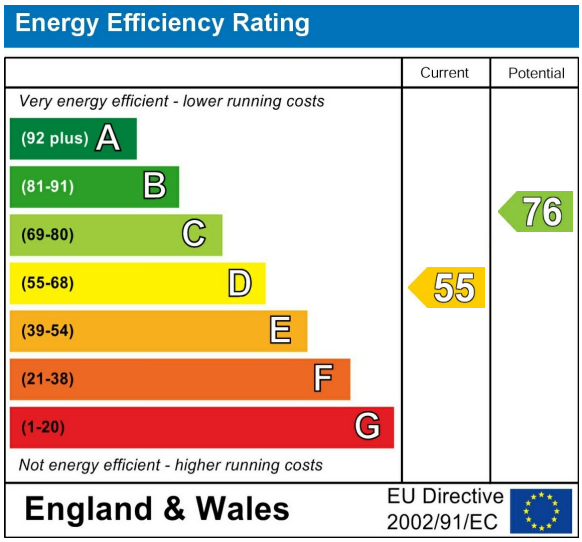


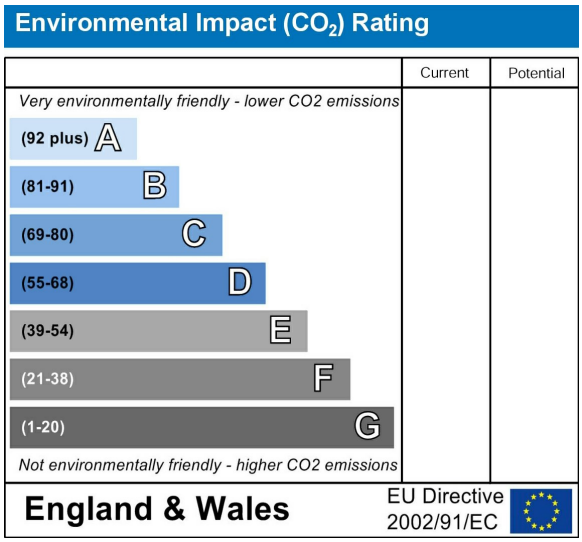
First Floor
Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 86.9 sq. metres (935.9 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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