REDMAN CASEY ESTATE AGENTS

47 Webb Street, Horwich, Bolton, Greater Manchester, BL6 5NS

£135,000

Superb two double bedroom mid terraced property ideally located for access to shops schools and transport links. The property was renovated in 2017 to offer excellent accommodation with two spacious reception rooms, two double bedrooms and well equipped kitchen and bathroom viewing is essential to appreciate, Ideal 1st purchase or buy to let investment. The property has been previously let at £590 pcm but we would suggest that a rental amount of around £600 - 625 be achievable now.

- Two double bedrooms
- Refurbished in 2017
- Viewing Essential
- Two reception rooms
- Spacious Accommodation
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated close to Horwich Town Centre is this spacious two bedroom mid terrace that has been modernised throughout which included a brand new kitchen and bathroom, redecoration and carpets / floor coverings in around 2017. It is well decorated, finished and comprises of entrance hallway, an open plan living area to the ground floor with two reception rooms and kitchen, The first floor landing serves two excellent sized double bedrooms and four piece bathroom. Externally the property benefits from a low maintenance front garden and secure yard to the rear. It would suit a first time buyer of investor and is ideally situated for someone that needs to commute or a small family that require easy access to well regarded schools and everyday amenities. The property has been previously let at £590 pcm but we would suggest that a rental amount of around £600 - 625 be achievable now.

Entrance Hall
Radiator, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

Dining Room 14'3" x 11'3" (4.35m x 3.43m)
UPVC double glazed window to rear, radiator, open plan to Kitchen, archway to:

Lounge 12'3" x 11'3" (3.74m x 3.43m)
UPVC double glazed window to front, log effect gas fire set in chimney breast, radiator.

Kitchen 10'0" x 7'8" (3.04m x 2.33m)
Fitted with a matching range of modern cream base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to side, vinyl flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, uPVC double glazed rear door, door to built-in under-stairs storage cupboard.

Landing
Door to:

Bedroom 1 12'3" x 14'3" (3.74m x 4.34m)
UPVC double glazed window to front, radiator.

Bedroom 2 14'3" x 9'2" (4.35m x 2.79m)
UPVC double glazed window to rear.

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Bathroom
Fitted with four piece modern white suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, vinyl flooring.

Outside
Front garden with paved area and gravelled borders, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door.
Rear courtyard enclosed by brick wall to rear and sides, rear gated access, paved hard standing.

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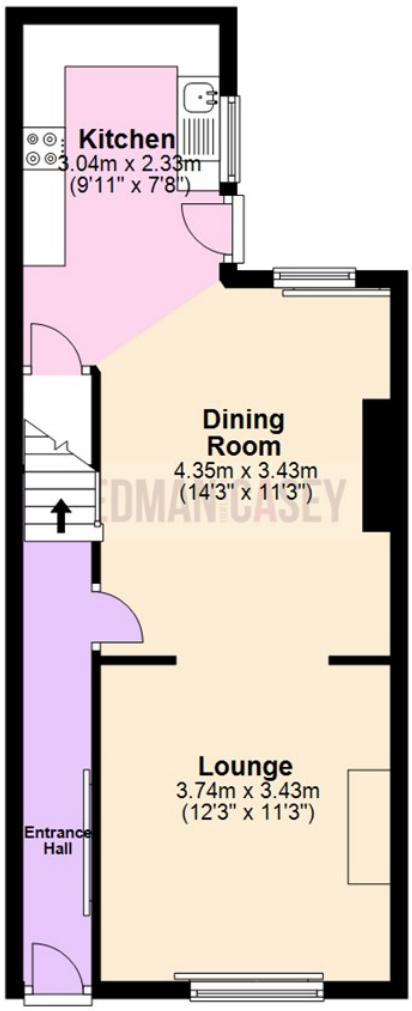
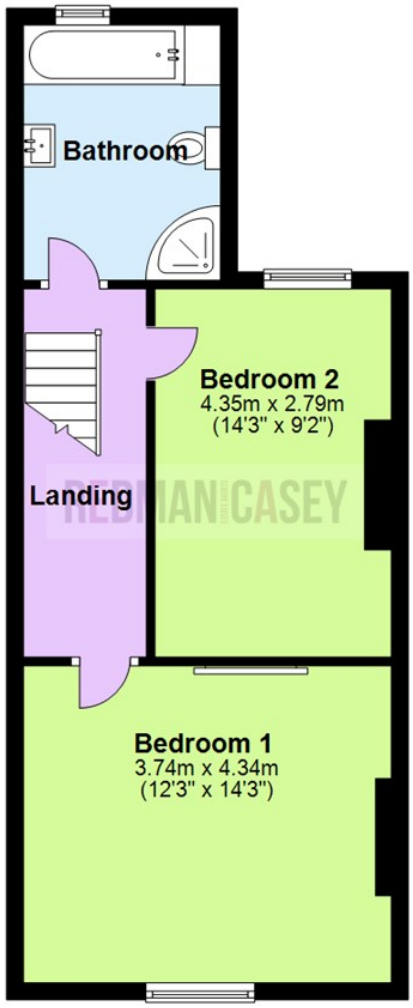
Ground Floor
Approx. 42.8 sq. metres (460.7 sq. feet)

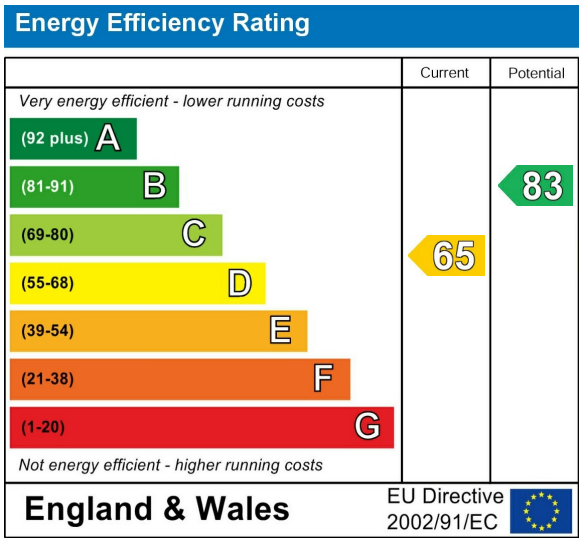


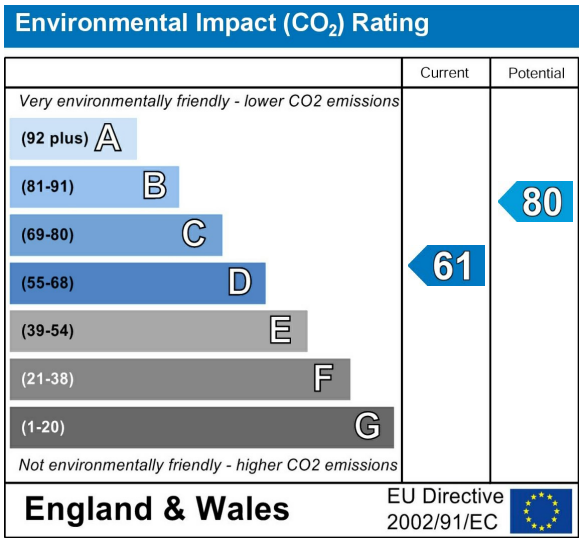
First Floor
Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 85.6 sq. metres (921.5 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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