REDMAN CASEY ESTATE AGENTS

66 Dickinson Street West, Horwich, Bolton, Lancashire, BL6 7JN

Offers In The Region Of £122,500

Superb mid terraced property situated in this popular residential location offering excellent access to Rivington and beyond, schools and amenities. Two generous bedrooms and spacious lounge, fitted dining kitchen. To the rear a lovely garden area with decking and patio, Viewing is essential

- Spacious Lounge
- 2 Generous Bedrooms
- Courtyard Garden
- Buy To Let Investment
- Fitted Dining Kitchen
- Modern 3 Piece Bathroom
- Ideal First Purchase
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Superb mid terraced property located in this highly popular residential location offering excellent access to Rivington and beyond, schools and amenities. The property comprises :- Vestibule, lounge, fitted dining kitchen. To the first floor there are two generous bedrooms with the master having extensive fitted robes. Re Fitted bathroom with three piece white suite. Outside there is a enclosed courtyard garden with paved patio and timber decking area. The property must be viewed to fully appreciate the size and condition.

Porch
Laminate flooring, uPVC double glazed entrance door, door to:

Lounge 13'4" x 12'9" (4.06m x 3.89m)
UPVC double glazed window to front, built-in double storage cupboard, double radiator, laminate flooring, double door, door to:

Kitchen/Dining Room 12'9" x 12'9" (3.89m x 3.89m)
Fitted with a matching range of cream base and eye level units with cornice trims, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, freezer and tumble dryer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, stairs to first floor landing, open plan to Storage cupboard, under-stairs storage cupboard.

Storage
under-stairs storage cupboard.

Landing
Door to:

Bedroom 1 13'5" x 12'9" (4.09m x 3.89m)
UPVC double glazed window to front, bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails, shelving and overhead storage, double radiator.

Bedroom 2 12'10" x 7'9" (3.91m x 2.37m)
UPVC double glazed window to rear, double radiator, door to:

Bathroom
Fitted with three piece modern white suite with deep panelled bath with shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator.

Outside

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Private rear garden, enclosed by timber fencing to rear and sides, rear gated access, outside cold water tap, courtesy lighting, large Indian stone paved sun patio, timber decking area.

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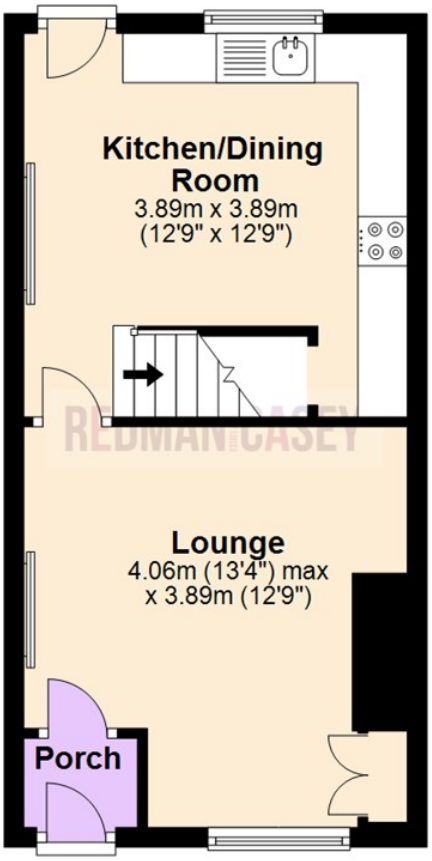
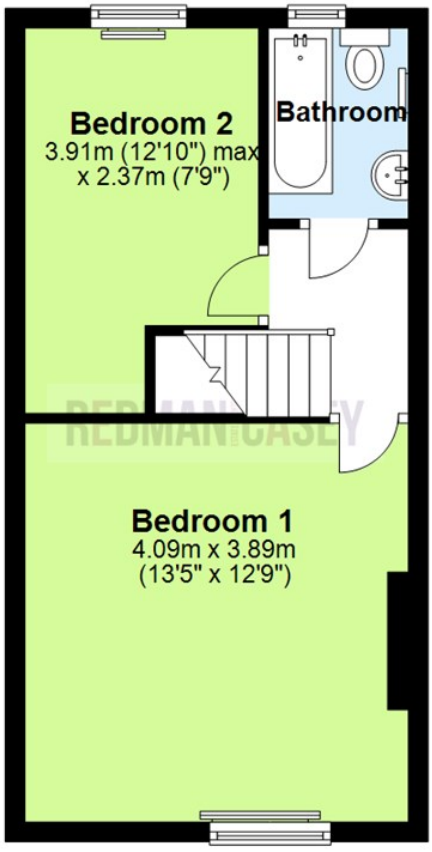
Ground Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



First Floor

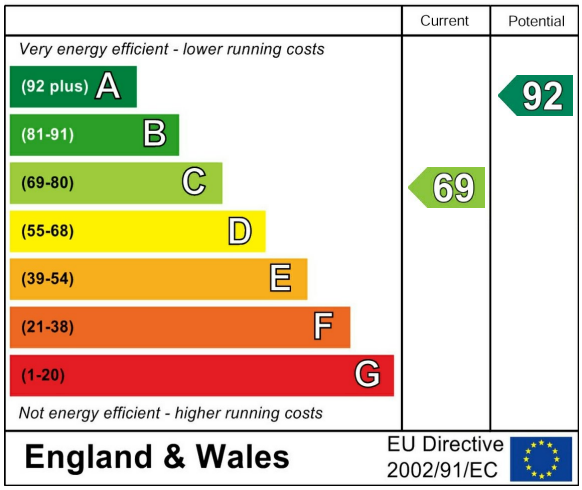
Approx. 31.5 sq. metres (338.9 sq. feet)



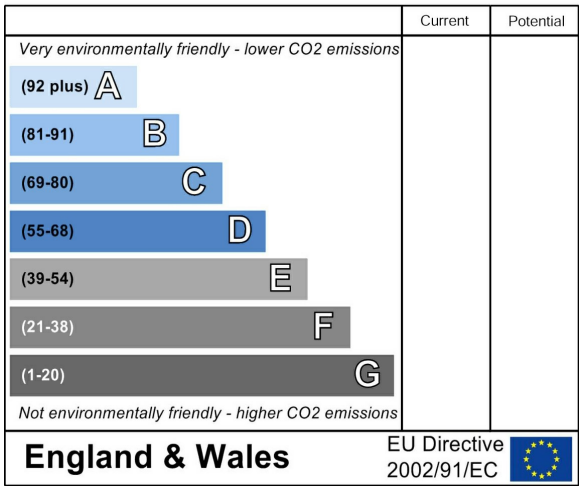
Total area: approx. 62.8 sq. metres (676.0 sq. feet)

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



Environmental Impact (CO_2) Rating



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