REDMAN CASEY ESTATE AGENTS

7 Chorley New Road, Horwich, Bolton, Lancashire, BL6 7QJ

£120,000

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

Shop / Office 21'11" x 14'0" (6.69m x 4.26m)
UPVC double glazed window to front, built-in under-stairs storage cupboard, ceiling with recessed spotlights, door to:

Hallway
Stairs to first floor, door to rear yard.

Landing
Storage cupboard.

Kitchen
UPVC double glazed window to rear, built-in over-stairs storage cupboard,

Bathroom
Fitted with a three piece suite

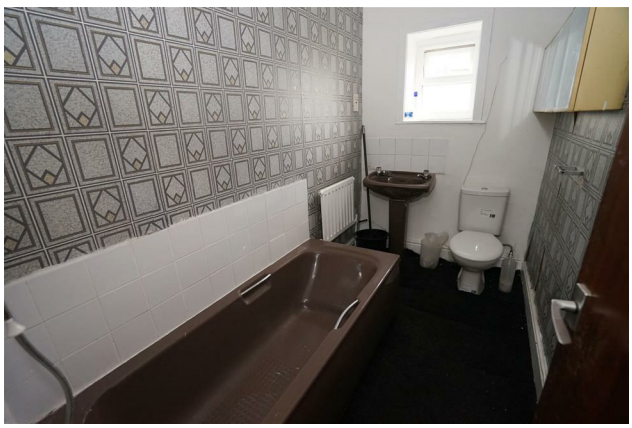
Lounge 13'0" x 14'0" (3.96m x 4.26m)
Two uPVC double glazed windows to front.

Landing
Built-in under-stairs storage cupboard, stairs to second floor landing, door to:

Bedroom 1 11'9" x 14'0" (3.59m x 4.26m)
Skylight, vaulted ceiling, door to storage cupboard,

Bedroom 2 13'0" x 14'0" (3.96m x 4.26m)
UPVC double glazed dormer window to front.

Outside
Rear, enclosed by stone wall and timber fencing to rear and side, concrete hard standing and courtyard, rear gated access.



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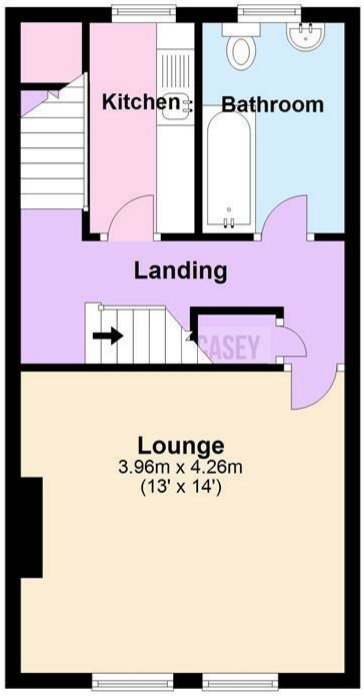
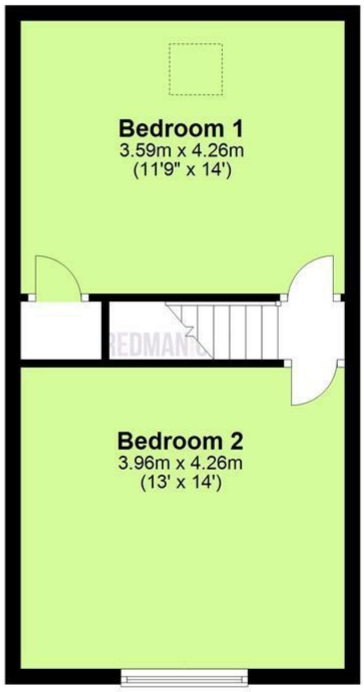
Ground Floor
Approx. 32.6 sq. metres (350.9 sq. feet)

First Floor
Approx. 37.4 sq. metres (402.9 sq. feet)

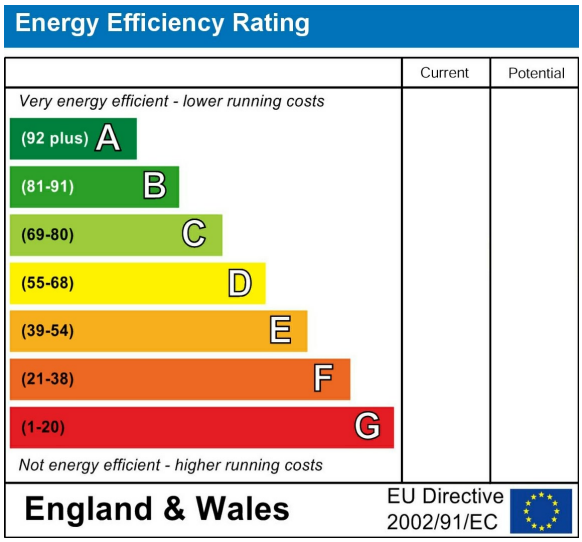


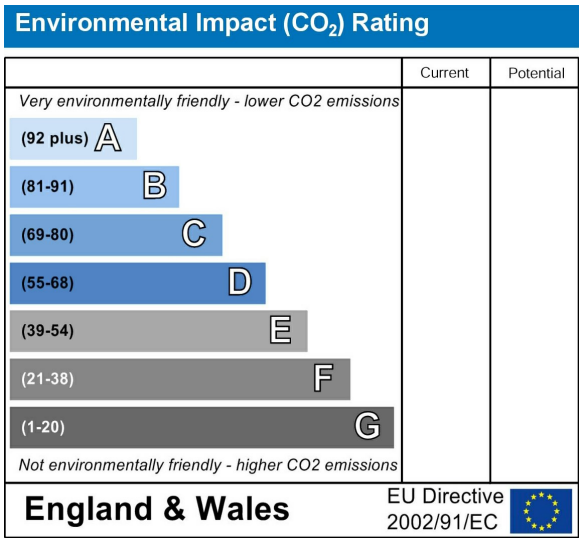
Second Floor
Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 103.8 sq. metres (1117.6 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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