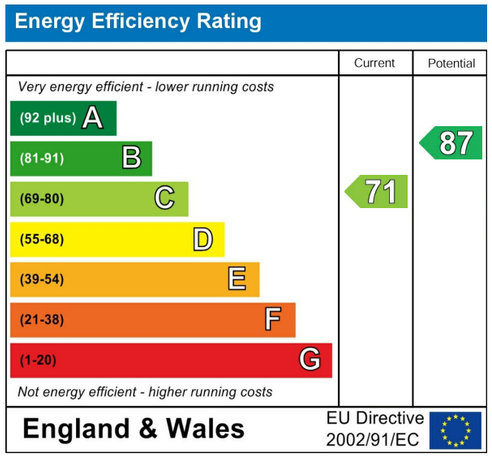
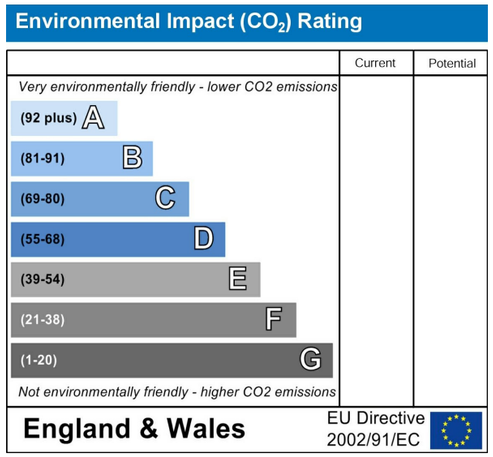
Total area: approx. 84.0 sq. metres (903.7 sq. feet)

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.





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

REDMAN CASEY ESTATE AGENTS

627 Chorley Road, Westhoughton, Bolton, Lancashire, BL5 3NJ

Superbly presented and extended terraced properties offering excellent accommodation with two reception rooms modern fitted kitchen and bathroom two double bedrooms and garden with off road parking, stunning open views across farmland to the rear. Sold with no chain and vacant possession viewing is an absolute must to appreciate all that is on offer with this superb property.

Offers In The Region Of £155,000

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Located within easy access of Middlebrook retail park M61 motorway and train lines to Preston and Manchester this deceptively spacious two double bedroom mid terraced property offers exceptional accommodation with the added advantages of garden to the rear with off road parking and panoramic views over farmland. The property comprises :- Lounge, dining room modern fitted kitchen with built in and integrated appliances, modern white bathroom fitted with a three piece suite. To the first floor there are two generous double bedrooms the main one to the rear with views and access to a balcony over the Kitchen and bathroom (No Balustrade in place) Outside there is a small frontage with block paved hardstanding and to the rear there is a enclosed garden with lawned area patio and shed and a parking space at the rear. The property is available with no chain and vacant possession and viewing is highly recommended to appreciate size and position.

Lounge
12'10" x 14'6" (3.92m x 4.41m)
UPVC double glazed bow window to front, fireplace with marble hearth, cast- iron solid fuel burner stove with glass door in chimney, double radiator, coving to ceiling, uPVC double glazed entrance door, open plan to:

Dining Room
13'3" x 14'6" (4.04m x 4.41m)
Built-in double half height storage cupboard, double radiator, carpeted stairs to first floor landing, double door, door to:

Kitchen
10'7" x 7'5" (3.23m x 2.27m)
Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, wine rack, composite sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, integrated fridge/freezer, slimline dishwasher and washing machine, built-in eye level electric fan assisted oven, four ring induction hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, Vertical single radiator, ceramic tiled flooring, uPVC double glazed door to garden, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled L-shaped bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic to three walls, heated towel rail,

extractor fan, uPVC frosted double glazed window to rear, laminate flooring.

Landing
Door to:

Bedroom 2
12'10" x 14'6" (3.90m x 4.41m)
UPVC double glazed window to front, fitted built-in double wardrobe(s) with hanging rails and shelving, double radiator, double door, door to:

Bedroom 1
13'1" x 14'3" (3.99m x 4.34m)
Built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, uPVC double glazed french doors to roof top area offering stunning open views across open farmland.

Balcony
10'7" x 13'0" (3.23m x 3.95m)

Outside
Frontage, pathway leading to front entrance door, enclosed by dwarf brick wall to front, block hard standing.
Rear garden, enclosed by timber fencing to rear and sides with lawned area and mature flower and shrub borders, timber garden shed, outside cold water tap, security lighting, rear gated access, paved sun patio.