REDMAN CASEY ESTATE AGENTS

16 Catherine Street East, Horwich, Bolton, Lancashire, BL6 7JZ

Offers In The Region Of £135,000

Recently modernised two bedroom mid terraced property. Very popular location close to local schools, shops and all local amenities including Rivington Country Park. This property benefits from double glazing, gas central heating, utility room to rear and garden space front and rear. This property is a must to view and appreciate all that is on offer.

- Two Bedroom
- Gas Central Heating
- Utility To Rear
- Porch
- Vacant Possesion
- Recently Modernised
- Double Glazing
- Garden Arear To Front
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Recently modernised two bedroom mid terraced property situated in a great location close to local shops, schools amenities and close to Rivington Country Park. The property benefits from double glazing, gas central heating exterior porch and a utility with outside space to front and rear. The property comprises:- Entrance porch, lounge, kitchen diner, utility room, two bedrooms, and family bathroom, To the outside there is a small front garden and an enclosed rear garden. This modernised property is highly recommended as is sold with vacant possession and no onward chain.

Porch
Two uPVC double glazed windows to side, uPVC double glazed obscure entrance door to front.

Lounge 13'5" x 12'6" (4.10m x 3.82m)
UPVC double glazed window to front, coal effect gas fire set in feature surround, double radiator, door to:

Kitchen/Diner 10'3" x 12'6" (3.12m x 3.82m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, built-in fridge/freezer, space for automatic washing machine, gas oven, gas ceramic with extractor hood over, uPVC double glazed window to rear, double radiator, stairs, uPVC double glazed frosted entrance door to rear.

Utility 8'10" x 6'4" (2.68m x 1.92m)
UPVC double glazed double door to rear.

Bedroom 1
UPVC double glazed window to front, Storage cupboard, fitted with a range of wardrobes double wardrobe(s) with hanging rails, shelving, overhead storage, cupboard and drawers, radiator, two double doors, door to:

Bedroom 2 10'3" x 5'5" (3.12m x 1.65m)
UPVC double glazed window to rear, radiator.

Landing
Door to:

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and folding glass screen and low-level WC, tiled surround, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside Front
Enclosed garden area laid to artificial lawn and block paved path to front door.

Outside Rear
Enclosed rear yard fully paved with patio seating area.

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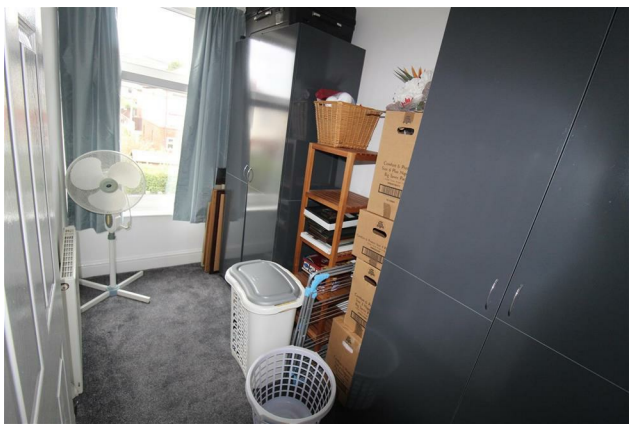

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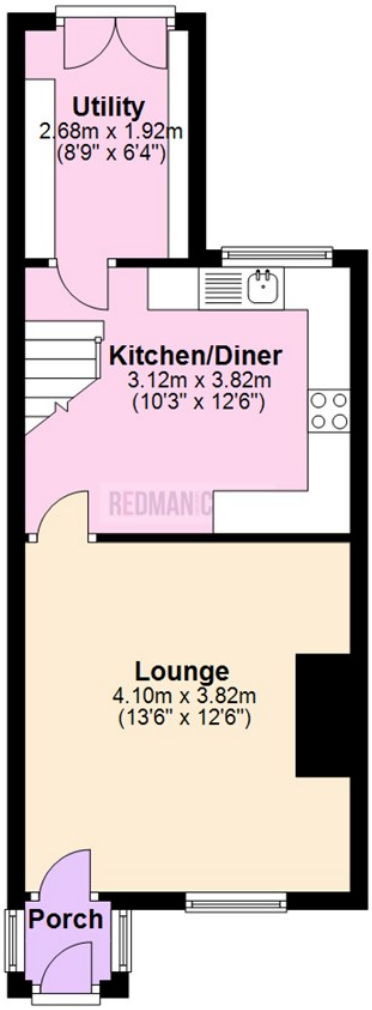
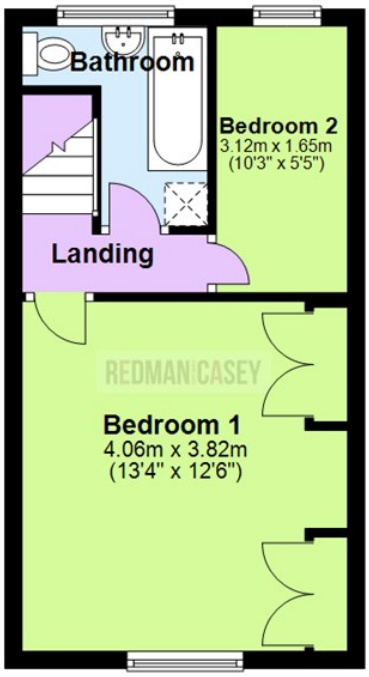
Ground Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



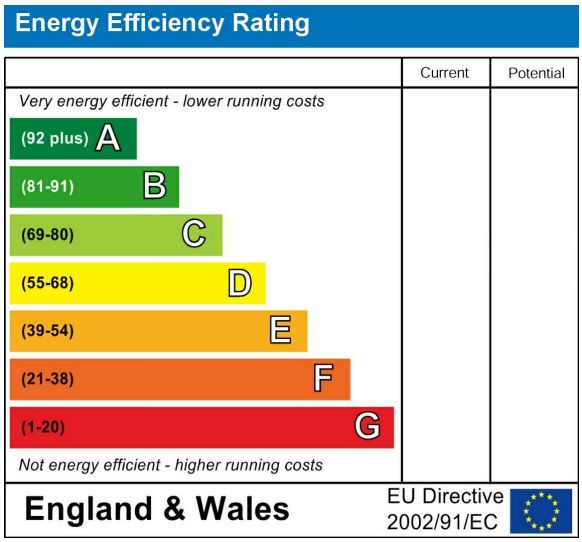
First Floor

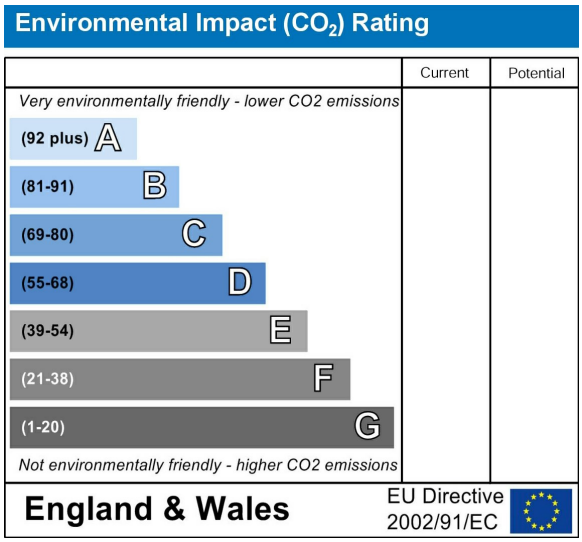
Approx. 28.2 sq. metres (303.2 sq. feet)



Total area: approx. 62.5 sq. metres (672.9 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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