REDMAN CASEY ESTATE AGENTS

## 11 Bateman Street, Horwich, Bolton, Lancashire, BL6 6EB

## Offers In The Region Of £120,000

Extended two bedroom mid terraced property. In a great residential location close to local schools, shops and all local amenities. This property is extended to the rear offering a utility room and extra storage in the porch area. Benefiting from double glazing and gas central heating.
No onward chain.

- Extended To Rear
- Gas Central Heating
- Utility Room
- Two Bedroom
- Double Glazed
- Garden Fronted

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

Extended two bedroom mid terraced property, situated in a great residential location. Close to all local schools, shops and all amenities. This property benefits from double glazing, gas central heating and small garden to front. The property comprises;- Entrance vestibule, lounge, kitchen diner, utility, inner porch area. To the first floor there are two bedrooms and a family bathroom. This property is offered with no onward chain. Viewings are advised.

**Inner Porch**
Hardwood glazed door to front, door to:

**Lounge 17'5" x 11'8" (5.30m x 3.56m)**
UPVC double glazed window to front, coal effect gas fire set in wooden Adam style surround, double radiator, door to:

**Kitchen/Diner 12'5" x 11'8" (3.79m x 3.56m)**
Fitted with a matching range of base and eye level units with drawers and round edged worktops, stainless steel sink unit, plumbing for automatic washing machine, space for fridge, freezer, washing machine and cooker, hardwood glazed window to rear, gas fire with stone built surround, double radiator, stairs, open plan to Rear Porch, door to Storage cupboard.

**Rear Porch**
Radiator, hardwood glazed frosted entrance door to rear, door to:

**Utily / WC**
UPVC opaque double glazed window to rear, two piece comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator.

Storage cupboard.

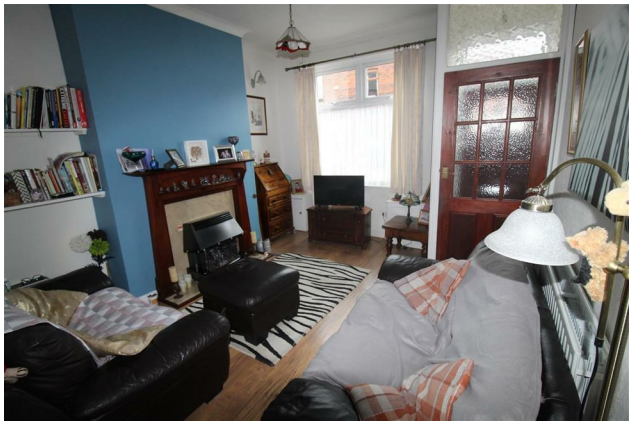
**Landing**
Door to:

**Bedroom 1 13'4" x 11'8" (4.07m x 3.56m)**
UPVC double glazed window to front, Storage cupboard, two built-in wardrobes with hanging rails, shelving and overhead storage, radiator, two double doors, door to:

**Bedroom 2 9'9" x 6'3" (2.96m x 1.91m)**
UPVC double glazed window to rear, radiator, door to Storage cupboard.

**Bathroom**
Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and shower curtain and curtain rail and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, radiator.

Storage cupboard.



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**Outside Front**
Enclosed garden area enclose with brick wall entry via wrought iron gate.

**Outside Rear**
Enclosed rear yard entry via wooden gate.

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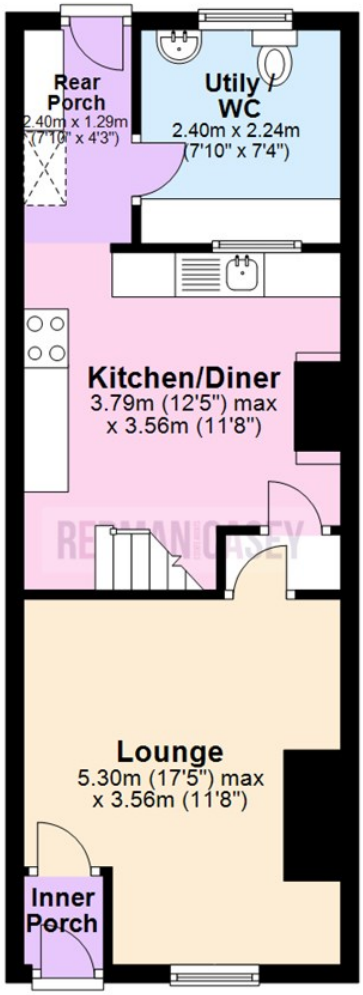
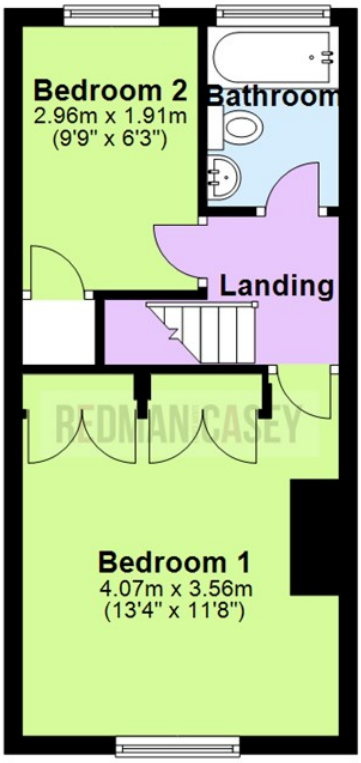
## Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)




## First Floor

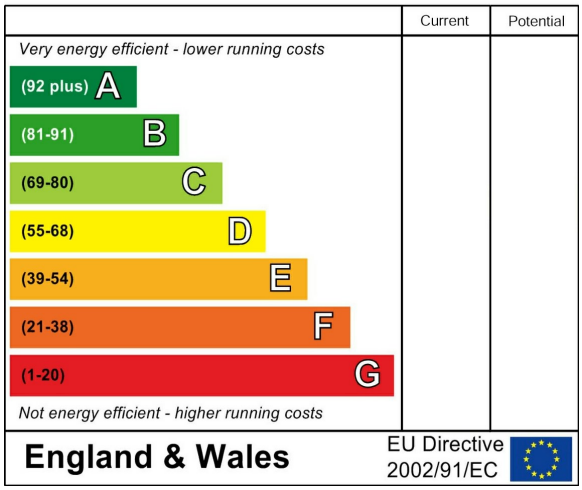
Approx. 28.1 sq. metres (302.8 sq. feet)



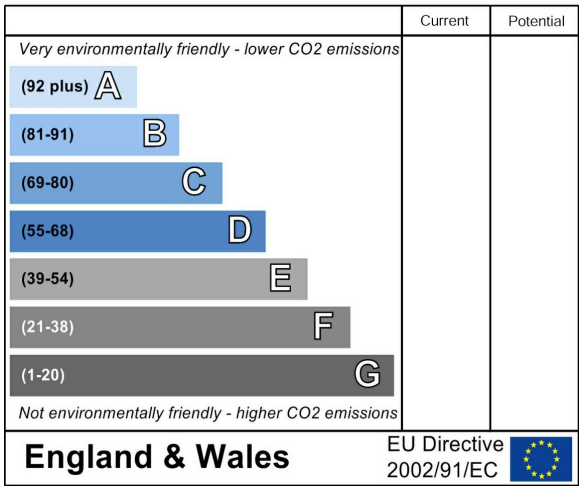

Total area: approx. 69.1 sq. metres (743.7 sq. feet)

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.

### Energy Efficiency Rating




### Environmental Impact ($CO_2$) Rating





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