REDMAN CASEY ESTATE AGENTS

26 Berne Avenue, Horwich, Bolton, Lancashire, BL6 7QZ

Offers Around £149,000

Two bedroom semi detached property in a great residential location close to local shops, schools, and all local amenities. The property benefits from double glazing, gas central heating and gardens to front and rear. Some modernisation required but viewing is recommended.

- Two Bedroom
- Gas Central Heating
- Semi Detached.
- Gardens Front and Rear
- Double Glazing
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom semi-detached property offering a great opportunity to modernise. Situated in a great residential location close to local shops, schools, and all local amenities. The property comprises;- Hallway, lounge, kitchen diner, two the first floor there are two double bedrooms and a family bathroom. To the front outside there is a garden with mature planting, to the rear there is a large enclosed garden where extending is possible with the correct planning permission. Giving this property plenty of potential. Viewing recommended.

Entrance Vestibule
Stairs, door to:

Lounge 14'1" x 13'9" (4.28m x 4.20m)
UPVC double glazed window to front, wall mounted coal effect gas fire fireplace set in feature surround, double radiator, door to:

Kitchen/Dining Room 8'1" x 16'1" (2.46m x 4.90m)
UPVC double glazed window to rear, uPVC double glazed window to side, double radiator, uPVC double glazed stable door to rear.

Bedroom 1 11'9" x 12'7" (3.58m x 3.83m)
UPVC double glazed window to front, double radiator, open plan to Storage cupboard.

Landing
UPVC double glazed window to side, radiator, door to:

Bathroom
Three piece suite comprising corner panelled bath with hand shower attachment, mixer tap and shower curtain, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear, heated towel rail, ceramic flooring.

Bedroom 2 11'10" x 9'6" (3.61m x 2.90m)
UPVC double glazed window to rear, radiator.

Front Outside Space
Enclosed front garden, entry via garden gate, laid mainly to lawn with mature flower beds.

Rear Outside Space
Enclosed garden laid to lawn with mature planting and patio seating area.

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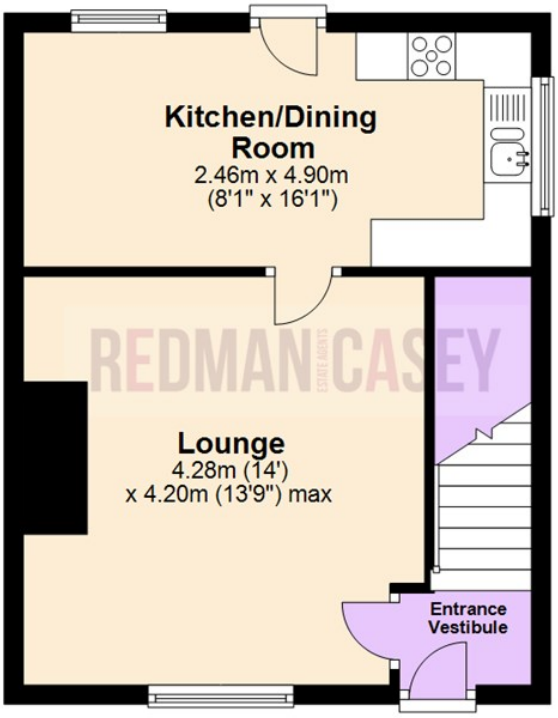
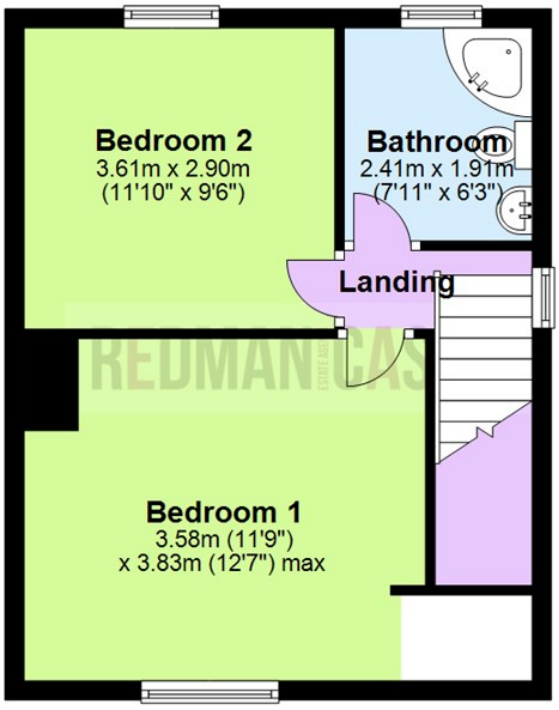
Ground Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



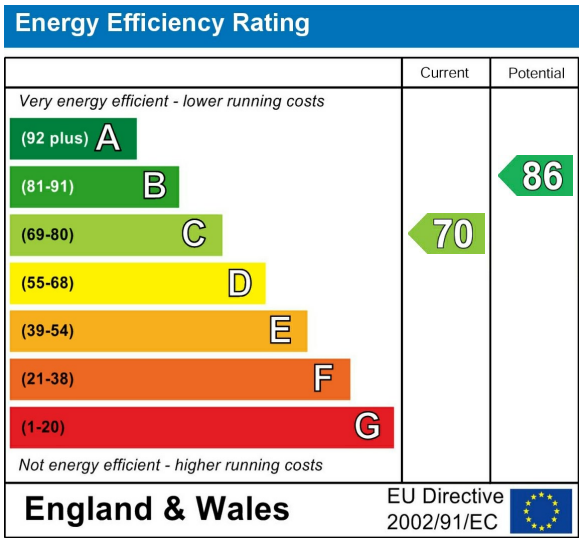
First Floor

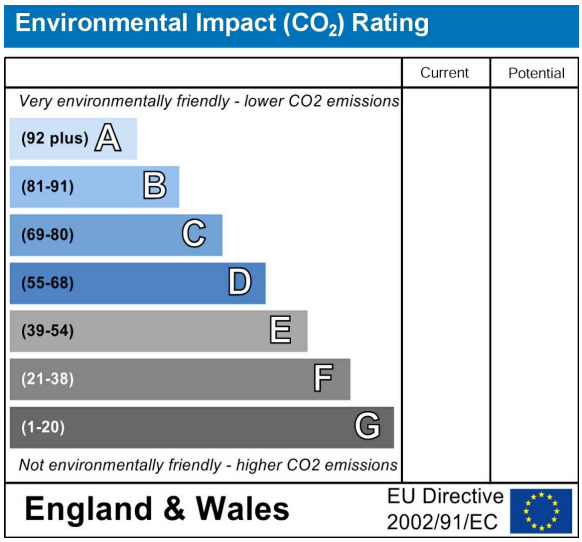
Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 71.6 sq. metres (770.8 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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