REDMAN CASEY ESTATE AGENTS

41 Barlow Street, Horwich, Bolton, Lancashire, BL6 5PL

Offers Over £130,000

Superb stone terraced property offered in immaculate condition will make an ideal first purchase just move in and sit down condition. The property offers spacious receptions and kitchen and generous double bedrooms with stunning bathroom. Viewing is essential to appreciate this property sold with no chain and vacant possession.

- Stunning Throughout
- Large Kitchen
- Sold With No Chain
- Two Spacious Receptions
- Two Generous Double Bedrooms
- Viewing Essential

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, schools and transport links this stunning stone mid terraced property offers fantastic accommodation which has been finished to a very high standard and comprises :- Porch, lounge, dining room, fitted kitchen. To the first floor there are two double bedrooms and bathroom fitted with a modern three piece suite. Outside there is a small front area with slate chippings and to the rear is a enclosed courtyard with paved and slate chipping patio. Viewing is essential to appreciate all that is on offer, sold with no chain and vacant possession.

Porch
UPVC double glazed entrance door, door to:

Lounge 11'7" x 15'0" (3.53m x 4.58m)
UPVC double glazed window to front, fireplace with feature exposed stone over the mantle, Feature vertical radiator, Feature radiator, carpeted stairs to first floor landing, open plan dining room to:

Dining Room 12'0" x 12'0" (3.67m x 3.67m)
UPVC double glazed window to rear, fireplace, Feature vertical radiator, Feature exposed stone walls to either side of chimney breast with downlighters, door to:

Kitchen 14'11" x 6'5" (4.55m x 1.95m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring halogen with extractor hood over, uPVC double glazed window to side, built-in under-stairs storage cupboard with access to useful cellar, heated towel rail, tiled flooring, ceiling with recessed low-voltage spotlights, uPVC double glazed door to rear, door.

Landing
UPVC frosted double glazed window to rear, access to part boarded loft with light connected, Oak and glass ballustrade, door to:

Bedroom 2 11'7" x 8'10" (3.53m x 2.69m)
UPVC double glazed window to front, radiator.

Bedroom 1 12'1" x 9'9" (3.68m x 2.98m)
UPVC double glazed window to rear, radiator.

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Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, feature exposed stone wall, heated towel rail, extractor fan, ceramic tiled flooring.

Outside
Frontage, enclosed by dwarf wall to front and sides slate chippings.
Rear, enclosed by stone wall to rear and side, paved patio with slate chippings, rear gated access.

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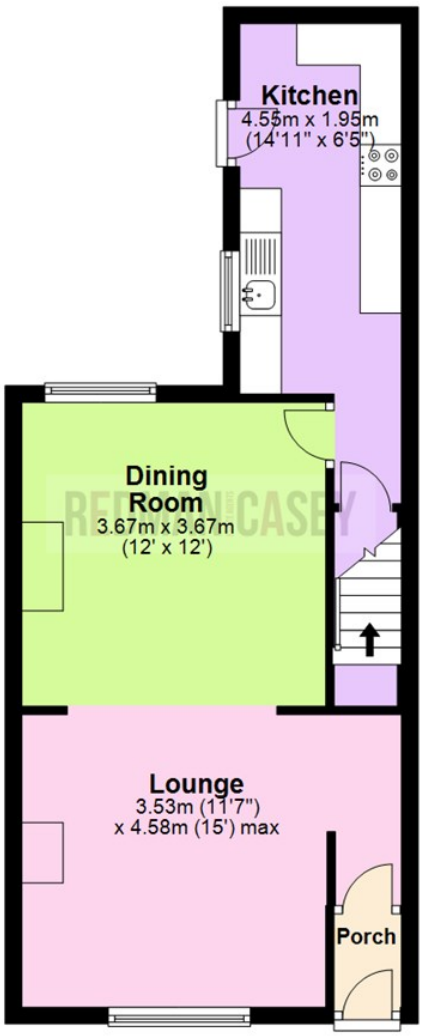
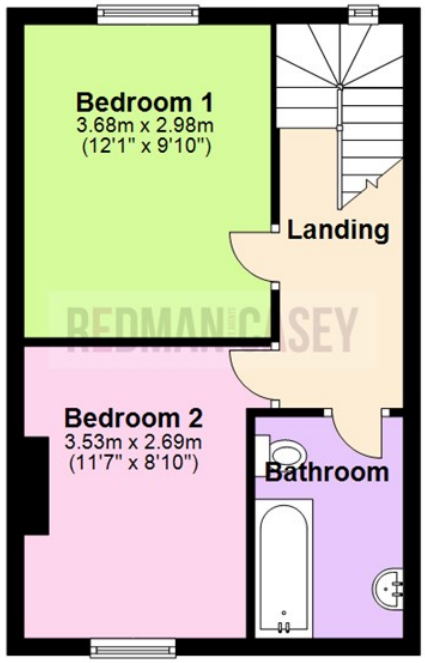
Ground Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



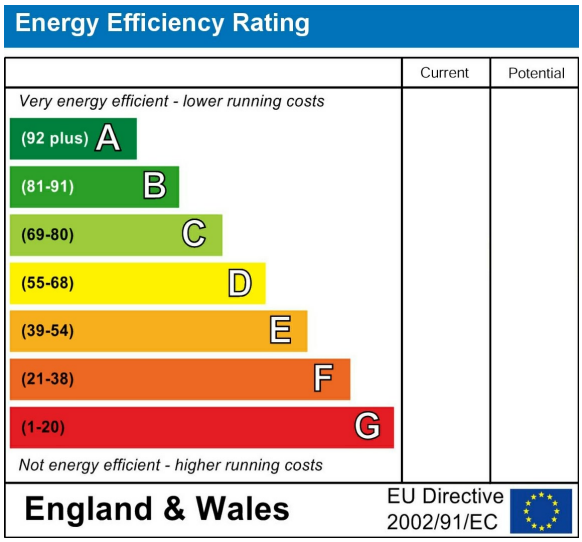
First Floor

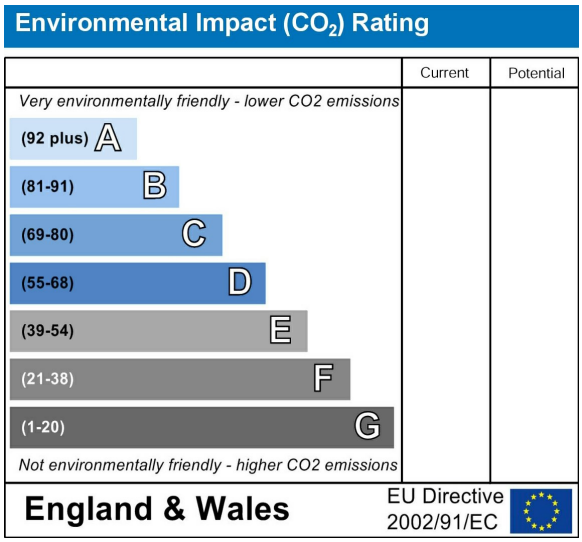
Approx. 33.7 sq. metres (362.3 sq. feet)



Total area: approx. 76.0 sq. metres (818.1 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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