REDMAN CASEY ESTATE AGENTS

33 Normandale Avenue, Heaton, Bolton, Lancashire, BL1 6BQ

Offers In The Region Of £185,000

Well presented and deceptively spacious mid town house property located in this off main road position this is a property that would suite a first time buyer someone downsizing or buy to let investment. Offering excellent accommodation throughout the property benefits from two spacious reception rooms, modern fitted kitchen two generous double bedrooms and bathroom with three piece suite. Enclosed garden to rear and open plan garden to the front. Viewing is highly recommended to appreciate all that is on offer.

- Mid Townhouse
- Modern Fitted Kitchen
- Gardens Front and Rear
- EPC Rating C
- Two Reception Rooms
- Two Generous Bedrooms
- Off Main Road Location
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy access of local amenities, shops and transport links this two double bedroom townhouse offers excellent accommodation throughout and would make an superb first purchase, downsize or even a buy to let opportunity. The property is in good decorative order throughout and benefits from gas central heating and double glazing. Situated in an off main road location and comprises:- Hallway, lounge, dining room, fitted modern kitchen with light grey base and wall units. To the first floor there are two generous double bedrooms the master with walk in wardrobe, family bathroom with three piece white suite. Outside there is a garden to the front and enclosed garden to the rear with block paved patio. Viewing is essential to appreciate all that is on offer.

Hall
Double radiator, stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 13'4" x 14'2" (4.06m x 4.31m)
Hardwood double glazed box window to front, living flame effect electric fire set in timber surround, radiator, door to:

Dining Room 9'5" x 17'6" (2.87m x 5.34m)
uPVC double glazed window and hardwood double glazed window to rear, radiator, door to built-in under-stairs storage cupboard.

Kitchen 10'10" x 6'6" (3.30m x 1.97m)
Fitted with a matching range of light grey base and wall units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, wall mounted concealed combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring induction hob with extractor hood over, floor level kick panel heater, UPVC double glazed window to side, ceramic tiled flooring, door to garden.

Landing
Door to:

Bedroom 1 11'4" x 14'2" (3.45m x 4.33m)
Hardwood double glazed window to front, radiator, ceiling with recessed spotlights, door to:

Walk-in Wardrobe
Over stairs walk in wardrobe with hanging rails

Bedroom 2 9'5" x 9'11" (2.87m x 3.02m)
Hardwood double glazed window to rear, radiator, ceiling with recessed spotlights.

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Bathroom
Fitted with piece white shell style suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, mosaic and tiling to three walls, uPVC frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed spotlights, access to loft.

Outside
Front garden, pathway leading to front entrance door with flower and shrub borders, enclosed by dwarf brick wall to front.
Rear enclosed by brick wall and timber fencing to rear and sides, sunken block paved sun patio, rear gated access, outside cold water tap, courtesy lighting.

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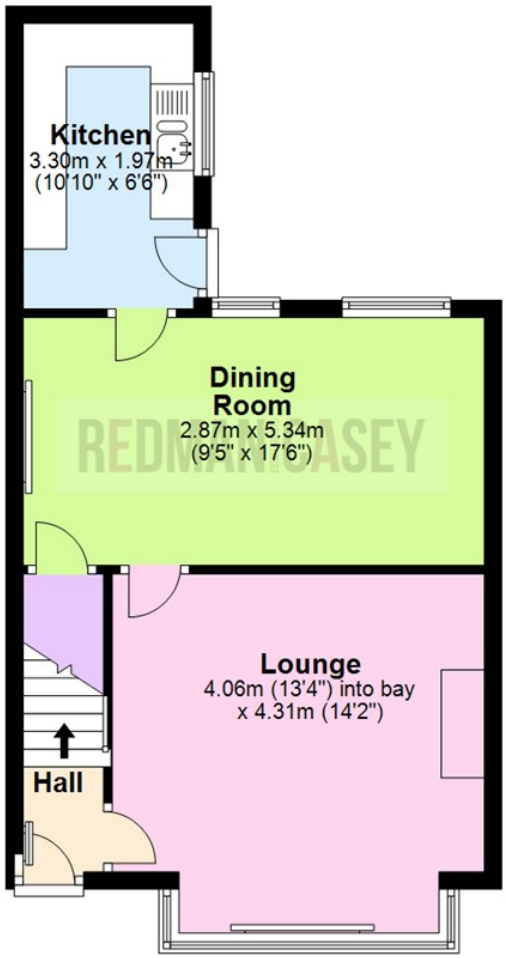
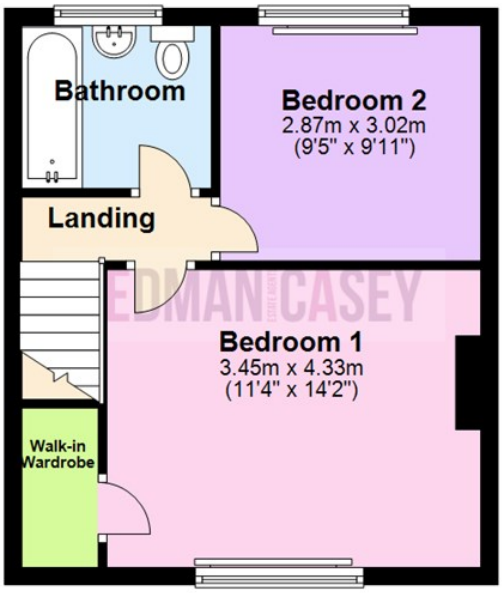
Ground Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 75.8 sq. metres (815.4 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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