REDMAN CASEY ESTATE AGENTS

46 Richmond Street, Horwich, Bolton, Lancashire, BL6 5QT

Offers In The Region Of £130,000

Well presented two double bedroom two reception room mid terraced property retaining many original features and offering excellent accommodation with potential to make into three bed family home. Ideally located for access to local amenities, shops, schools and transport links including Blackrod railway station which is within approx 1 mile. The property is available with no chain and vacant possession, viewing is highly recommended.

- Deceptively Spacious
- Two Double Bedrooms
- No Chain
- Viewing Essential
- Two Reception Rooms
- Potential For Conversion to 3 Beds
- Vacant Possession
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to all local amenities, shops, schools and transport links this deceptively spacious mid terraced property offers the potential to rearrange the upstairs accommodation to create three bedrooms but at present comprises :- Porch with original tiled floor, hallway with feature mouldings, lounge with superb fireplace, dining room, kitchen. To the first floor there are two large double bedrooms and large bathroom with three piece suite. Outside there is a small front garden with original tiled pathway, to the rear a a decent sized paved courtyard garden with garden shed. Viewing is essential to appreciate all that is on offer.

Porch
Original ceramic tiled flooring, dado rail, coving to ceiling, uPVC double glazed entrance door, door to:

Hallway
Radiator, carpeted stairs to first floor landing, door to:

Lounge 12'2" plus bay x 11'5" (3.71m plus bay x 3.48m)
UPVC double glazed bay window to front, ornamental fireplace with feature timber surround and tiled inset, double radiator, picture rail, coving to ceiling.

Dining Room 12'10" x 12'0" (3.92m x 3.65m)
UPVC double glazed window to rear, radiator, door to:

Kitchen 15'9" x 6'4" (4.81m x 1.92m)
Fitted with a matching range of base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to side, built-in under-stairs storage cupboard, wall mounted gas boiler serving heating system and domestic hot water, door, uPVC double glazed door to garden.

Landing
Built-in over-stairs storage cupboard, double door, door to:

Bedroom 1 12'3" x 15'1" (3.73m x 4.60m)
UPVC double glazed window to front, double radiator.

Bedroom 2 12'10" x 9'6" (3.91m x 2.90m)
UPVC double glazed window to rear, built-in double storage cupboard, double radiator, laminate flooring, double door, door to:

Bathroom
Fitted with three piece white suite with deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to one wall, uPVC frosted double glazed window to rear, built-in airing cupboard housing, hot water cylinder, radiator, double door.

Ouside

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Front garden, enclosed by dwarf brick wall to front and sides with tiled pathway and mature flower and shrub borders.
Rear garden, enclosed by brick wall to rear and sides, paved sun patio, rear gated access, outside cold water tap, timber garden shed.

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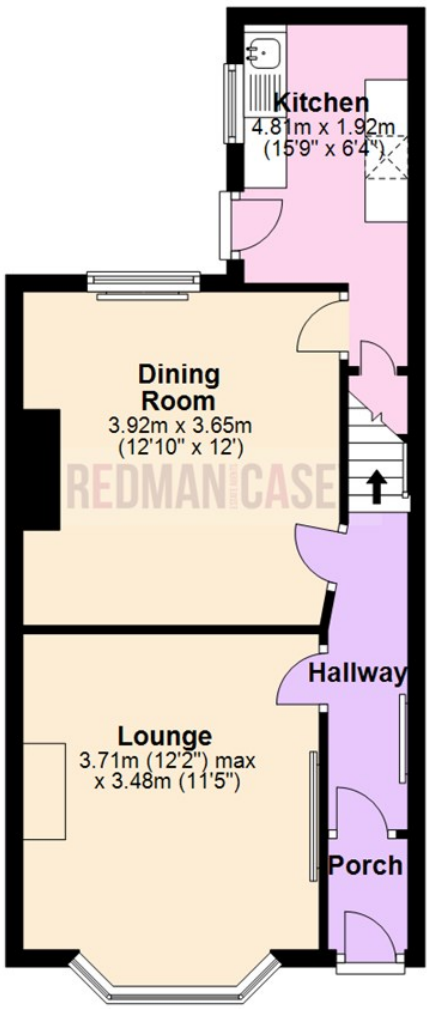
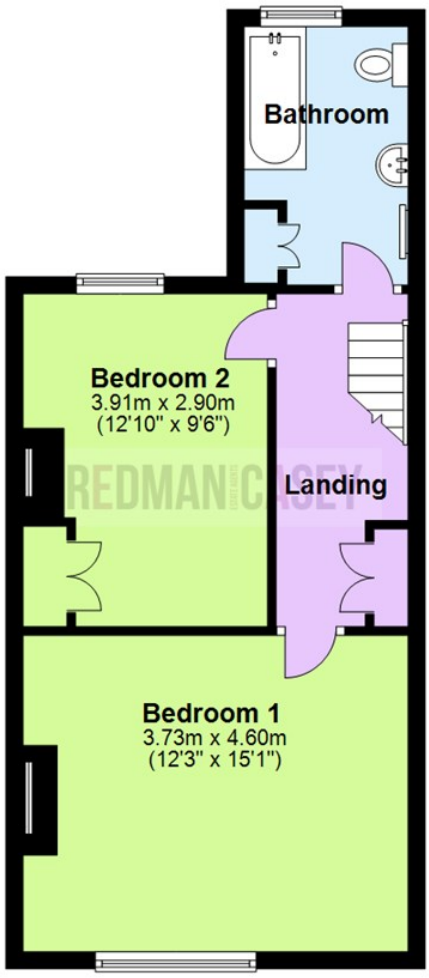
Ground Floor
Approx. 41.2 sq. metres (444.0 sq. feet)

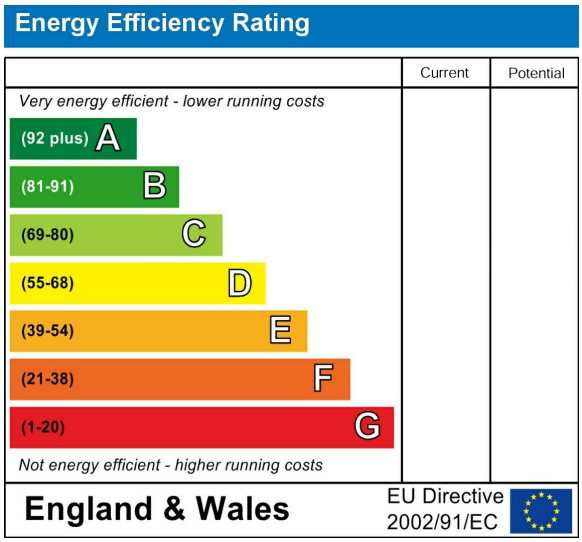


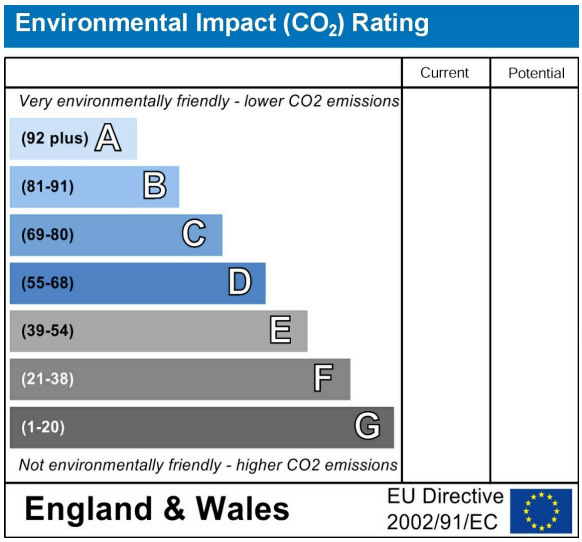
First Floor
Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 82.6 sq. metres (889.6 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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