REDMAN CASEY ESTATE AGENTS

103 Waverley Road, Astley Bridge, Bolton, Lancashire, BL1 6NW

Offers In The Region Of £154,950

Mid terraced two bedroom cottage, in a very quiet residential location, close to local shops, schools and local amenities. Many original features with stunning view to rear which are uninterrupted from the privacy of the rear garden and patio seating area. Benefits from double glazing alarmed and Cctv. This spacious and charming cottage is highly recommended for viewing to appreciate all that is on offer.

- Mid Terraced Cottage
- Stunning Views To Rear
- EPC Rating E
- Vacant Possession
- Double Glazing
- Council Tax Band A
- Original Features
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Charming mid terraced two bedroom cottage is a superb residential location. Close to local shops, schools and all local amenities. The property comprises:- Lounge, kitchen diner, two bedroom and a family bathroom to the first floor. The outside to the front is enclosed and has mature planting to the rear is where the magic is a enclosed garden with patio seating area with uninterrupted views of a private fishing lake in a south facing garden. The property benefits from double glazing Cctv and is fully alarmed. Viewing is highly recommended to appreciate all that is on offer and the condition plus location.

Lounge 10'11" x 14'9" (3.34m x 4.49m)
UPVC double glazed window to rear, gas fire set in marble Victorian style, uPVC double glazed entrance door to front.

Kitchen/Dining Room 9'11" x 14'9" (3.03m x 4.49m)
Fitted with a matching range of base units with round edged granite worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge and freezer, electric fan assisted oven, built-in four ring electric hob, uPVC double glazed window to front with inglenook coal effect electric fire, door to Storage cupboard.

Bedroom 1 11'1" x 14'9" (3.37m x 4.49m)
UPVC glazed window to rear, fitted with a three double wardrobes with full-length mirrored door, hanging rail, shelving and overhead storage, Storage cupboard, two double doors.

Bedroom 2 7'4" x 10'3" (2.23m x 3.13m)
UPVC double glazed window to front, fitted double wardrobe(s) with hanging rail, shelving and overhead storage, double door, door to:

Bathroom
Three piece suite comprising deep panelled bath, wash hand basin with storage under, mixer tap and mirror and close coupled WC, uPVC frosted double glazed window to front, heated towel rail.

Landing
Door to:

Outside Front
Small garden enclosed with mature planting.

Outside Rear
Enclosed rear garden with patio seating area overlooking private fishing lake.

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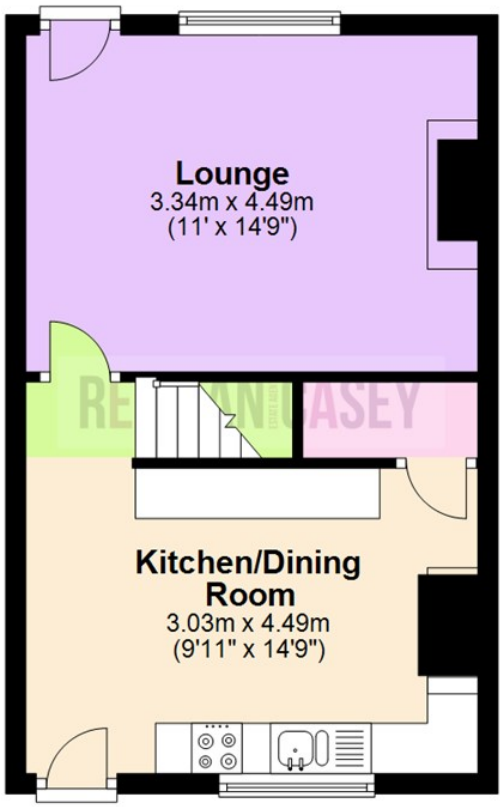
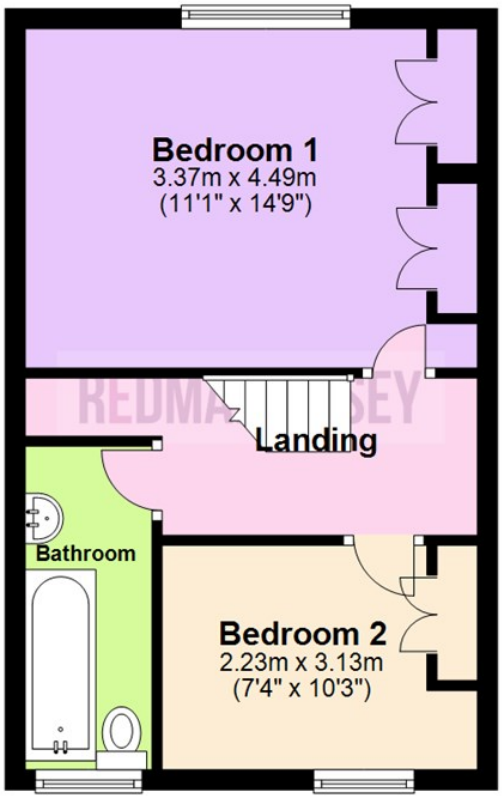
Ground Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



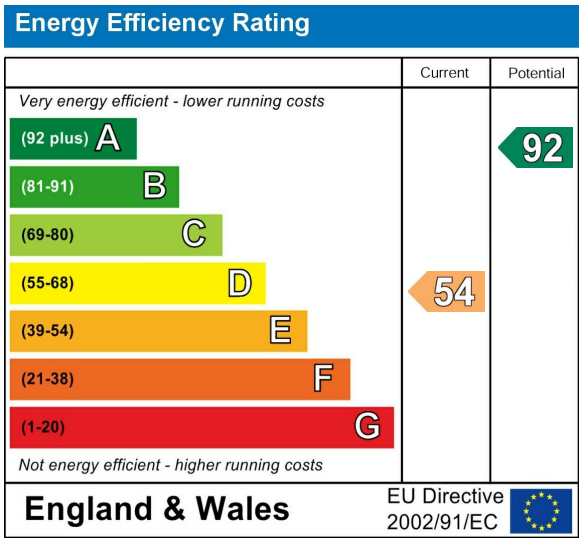
First Floor

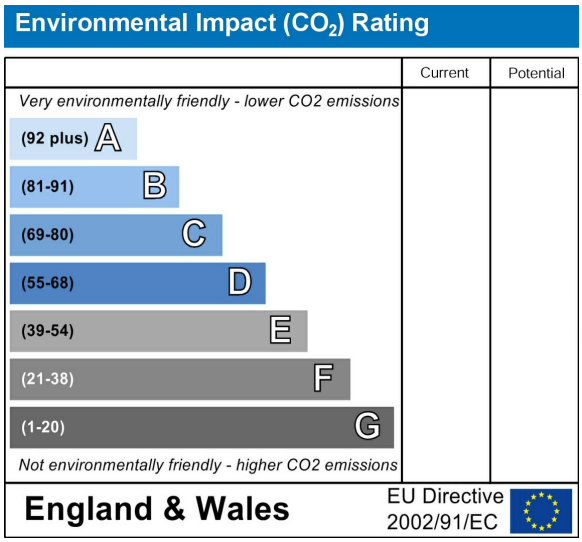
Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 65.9 sq. metres (708.9 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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