

68 Catherine Street East, Horwich, Bolton, Greater Manchester, BL6 7JZ



## Offers Over £115,000

A well presented 3 bedroom mid terraced property, providing excellent family accommodation. Lounge fitted kitchen leading to rear garden stocked with mature shrubs and trees, with rural views over moor land. To the first floor there are three bedrooms and a bathroom. Early viewing highly recommended.

- Three bedrooms
- Well presented throughout
- Gas Central Heating
- Spacious garden to the rear
- Fitted Kitchen
- No Chain



Offering flexible family 3 bedroom mid terraced property. Mature rear garden and patio area. with stunning views over Pennine moors. Situated within easy walking distance of Horwich town centre, and convenient to local schools, Middlebrook retail park, recreational facilities and other amenities. The property comprises of:-Entrance hall, lounge with decorative original open fireplace, fitted dining kitchen leading out to patio and garden. To the first floor there are three bedrooms and bathroom. The property also benefits from double glazing, and gas central heating, thermostatic controls on all radiators, cavity wall and loft insulation, and is offered with no onward chain. Viewing is highly recommended.



### Hallway

Stairs to first floor door to:

### Lounge 13'1" x 10'3" (3.99m x 3.12m)

UPVC double glazed window to front, decorative feature original brick built open fireplace, oak effect flooring, radiator

### Kitchen 16'2" x 6'10" (4.93m x 2.08m)

Fitted with a matching range of base and eye level units with worktop space over, ceramic wall tiles, 1+1/2 bowl sink with mixer/ spray tap, plumbing for automatic washing machine, space for fridge/ freezer and tumble dryer, built-in electric oven, built-in gas hob, radiator, ceramic tile flooring, two double glazed windows and double glazed door to rear.



### Landing

Door to:

### Bedroom 1 10' x 9'2" (3.05m x 2.79m)

Built in wardrobes UPVC double glazed window to front, radiator

### Bedroom 2 9'2" x 7'8" (2.79m x 2.34m)

UPVC double glazed window to rear, radiator.

### Bedroom 3 6'11 x 6'9" (2.11m x 2.06m)

UPVC double glazed window to front, radiator



### Bathroom

UPVC double glazed window to front, radiator

### Outside

Front- Fenced and walled garden with various mature shrubs, brick and paved path.

Rear - Enclosed, private garden, patio and additional seating area, with a variety of mature shrubs and trees. Delightful views over open countryside.

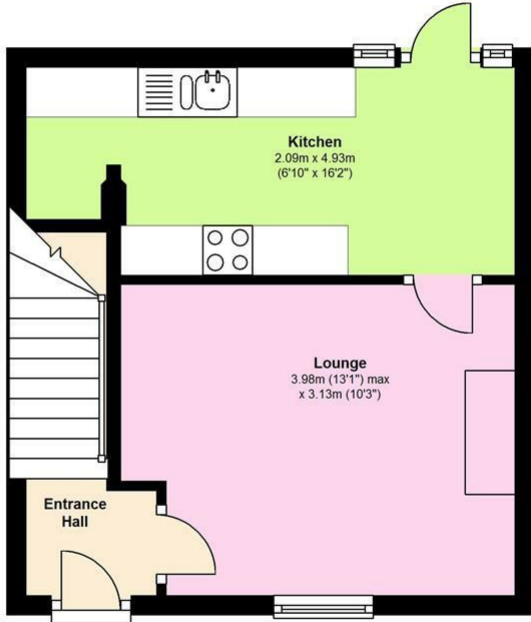




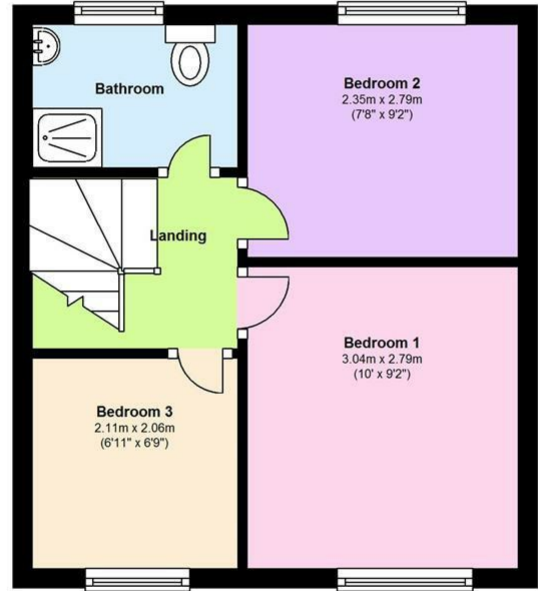
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT  
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk  
www.redmancasey.co.uk



**Ground Floor**  
Approx. 26.3 sq. metres (283.2 sq. feet)



**First Floor**  
Approx. 27.2 sq. metres (292.6 sq. feet)



Total area: approx. 53.5 sq. metres (575.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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