REDMAN CASEY ESTATE AGENTS

39 Hope Street North, Horwich, Bolton, Lancashire, BL6 7LL

Offers In The Region Of £140,000

Ideally located for access to Horwich town centre, Rivington Moors and local schools, this two double bedroom semi detached property offers excellent accommodation ideal for a first time buyer or someone downsizing. Generous gardens and off road parking make this a property not to be missed,

- 2 Double Bedrooms
- Off Road Parking
- Gas Central Heated
- Private Rear Gardens
- Ideal First Purchase
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well presented two double bedroom semi detached property offering excellent accommodation which comprises :- Entrance porch, lounge, fitted kitchen with built in and integrated appliances, pantry cupboard. To the first floor there are two generous double bedrooms and bathroom fitted with a three piece white suite. Outside there is double width driveway parking to the front and generous private rear garden with patio and lawned areas to the rear. The property is within easy reach of local amenities, shops, schools and Rivington country park. Benefiting from gas central heating and double glazing viewing is essential to appreciate all that is on offer.

Entrance Hall
Sealed unit double glazed window to side, radiator, carpeted stairs to first floor landing, door to:

Lounge 12'2" x 12'7" (3.70m x 3.84m)
UPVC double glazed window to front, wall mounted gas fire, radiator, door to:

Kitchen 8'0" x 12'7" (2.44m x 3.84m)
Fitted with a matching range of beech fronted base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer and washing machine, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed door to garden, door to Storage cupboard, uPVC double glazed window to rear, radiator, space for tumble dryer, door to:

Pantry 7'5" x 2'8" (2.27m x 0.82m)
Built-in under-stairs storage.

Cupoard 4'2" x 2'8" (1.28m x 0.82m)
uPVC double glazed window to rear, radiator, space for tumble dryer.

Landing
UPVC frosted double glazed window to side, built-in over-stairs storage cupboard, door to:

Bedroom 1 10'2" x 15'8" (3.11m x 4.77m)
UPVC double glazed window to front, built-in double airing cupboard housing, lagged hot water cylinder with slatted shelving, radiator.

Bedroom 2 10'1" x 9'9" (3.07m x 2.96m)
UPVC double glazed window to rear, radiator.

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Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to rear, radiator.

Outside
Open plan front garden, enclosed by mature hedge to sides, double width paved driveway to the front, paved pathway leading to rear with mature flower and shrub borders.
Rear garden enclosed by timber fencing and mature hedge to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, outside cold water tap, security lighting, timber garden shed.

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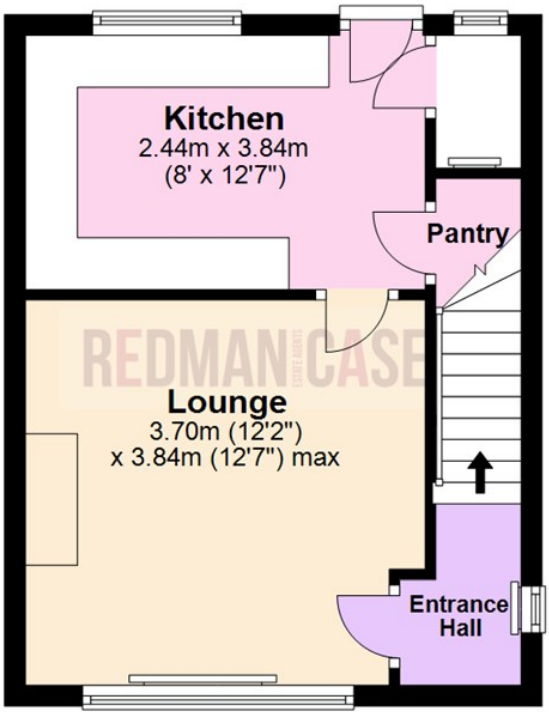
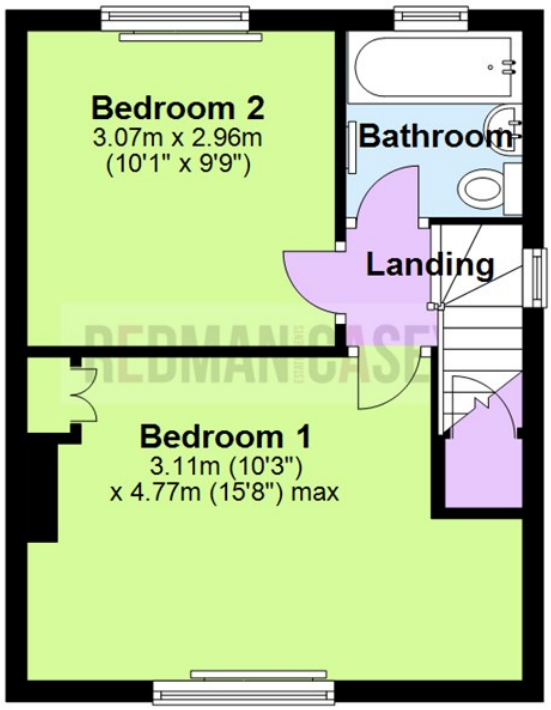
Ground Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



First Floor

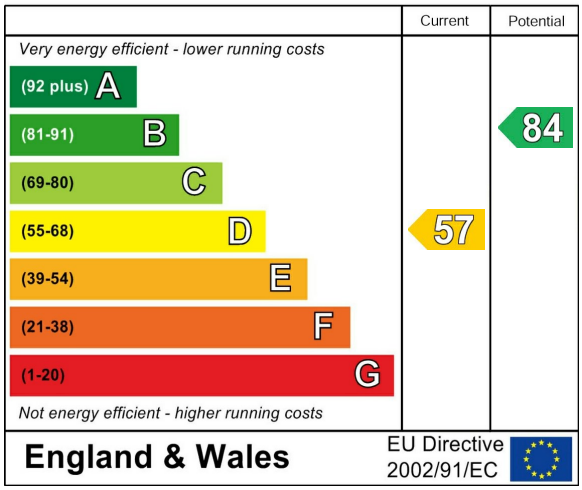
Approx. 29.4 sq. metres (316.6 sq. feet)



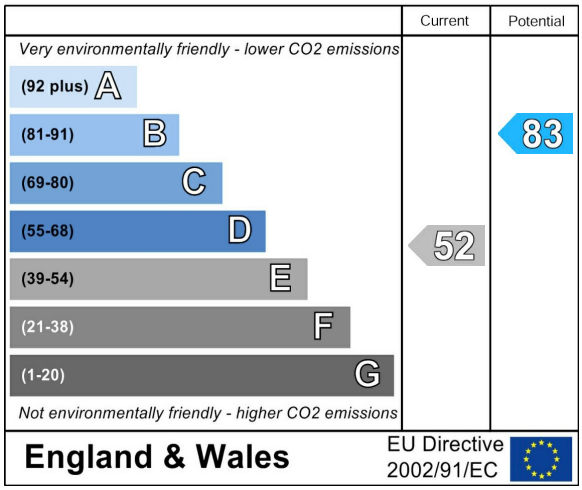
Total area: approx. 59.2 sq. metres (637.1 sq. feet)

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 guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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