REDMAN CASEY ESTATE AGENTS

16 Webb Street, Horwich, Bolton, BL6 5NS

Offers In The Region Of £157,500

Deceptively spacious two double bedroom mid terraced property offering excellent accommodation with the potential to split into a three bedroom home. The property is ideally located for access to local amenities, shops and schools. large lounge diner modern kitchen and bathroom gas central heated and double glazed throughout. Viewing is essential to appreciate all that is on offer

- Two Double Bedrooms
- Modern Fitted Kitchen
- Potential for Converiosn to 3 Beds
- Council Tax Band A
- Large Open Plan Lounge Diner
- 3 Piece White Bathroom
- Viewing Essential
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superbly presented and improved two double bedroom mid terrace property. Boasting modern interior throughout as well as spacious family living. In full the property comprises: entrance hallway, open-plan lounge/dining space and modern fitted kitchen. To the first floor is a spacious landing which provides access to two double bedrooms and spacious bathroom suite. There is double glazing throughout and the property is heated via a gas central heating combination boiler. To the rear there is a pleasant low-maintenance courtyard, perfect for a patio set and flower pots. Offering potential to split into a three bedrooms home the property is ideally located for access an array of local amenities and schools. The motorway network is within close proximity as well as Middlebrook Leisure and Retail Park.

Porch
UPVC double glazed entrance door, door to:

Hall
Stairs to first floor landing, door to:

Lounge/Diner 27'0" x 11'4" (8.24m x 3.45m)
UPVC double glazed window to rear, uPVC double glazed window to front, fireplace with timber surround, two double radiators, coving to ceiling, door to:

Kitchen 9'6" x 7'9" (2.89m x 2.36m)
Fitted with a matching range of modern white gloss slab base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, four ring induction hob with pull out extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, vinyl tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, door, uPVC door to rear.

Landing
Door to:

Bedroom 1 12'3" x 14'6" (3.73m x 4.42m)
UPVC double glazed window to front, double radiator, coving to ceiling.

Bedroom 2 14'2" x 9'1" (4.31m x 2.77m)
UPVC double glazed window to rear, double radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, ceramic tiling to two walls, uPVC frosted double glazed window to rear, built-in storage cupboard, radiator, door to:

Outside

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Front garden, enclosed by dwarf brick wall and fencing to front and sides with artificial lawned area, paved pathway leading to front entrance door and ornamental flower and shrub borders.
Rear garden, enclosed by timber fencing to rear and sides, paved sun patio, rear gated access, outside cold water tap and power socket, mature flower and shrub borders.

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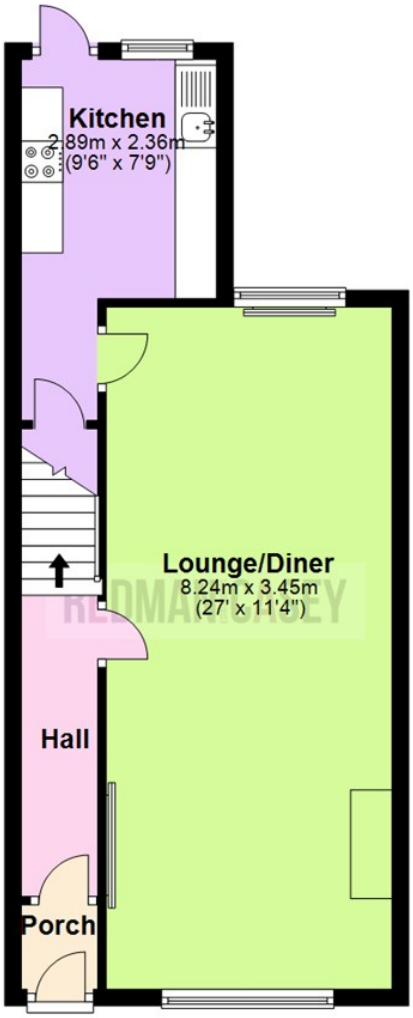
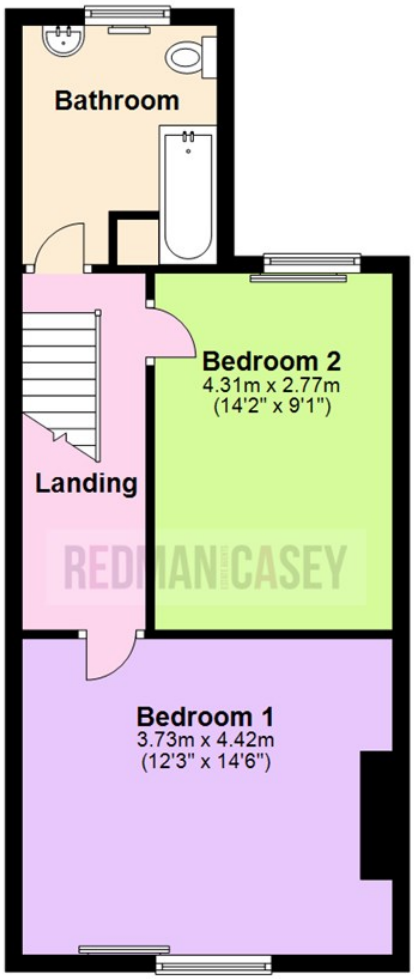
Ground Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



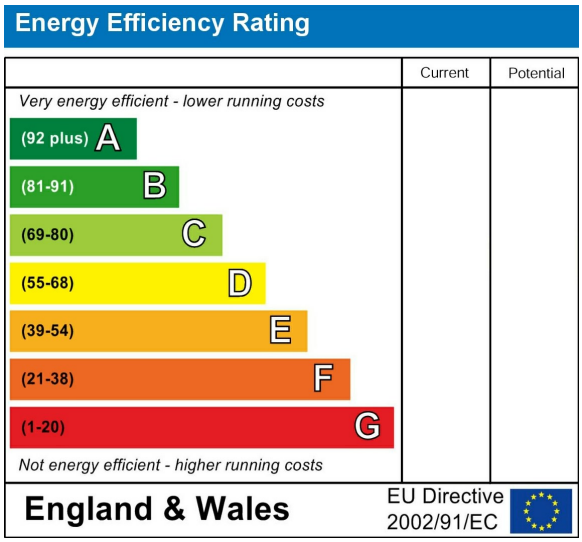
First Floor

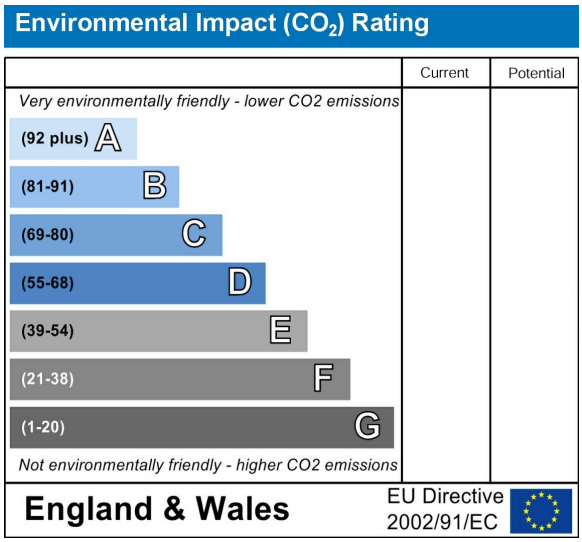
Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 86.7 sq. metres (933.6 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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