REDMAN CASEY ESTATE AGENTS

57 Tudor Avenue, Bolton, Lancashire, BL1 4LR

Offers Over £130,000

3 bedroom semi detached property requiring updating throughout but offering an excellent opportunity to put your own stamp onto this excellent property. Located opoosite Bolton School this well proportioned home offers excellent access to local amenities with Bolton town centre a short distance away along with Queens park and transport links for car and bus. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

- 3 Bedroom Semi
- Lounge and Kitchen
- Shower Room
- Vacant Possession
- Requires Updating
- Downstairs WC
- No Chain
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, shops and schools along with transport links make this a fantastic opportunity to purchase this family home. sold with no chain and vacant possession, the property comprises:- Entrance hall, lounge, kitchen side hall and wc. To the first floor there are three bedrooms and a shower room adapted for a disabled person. Outside there is a small front garden with off road parking for 1 car, to the rear a large garden enclosed by hedge and fencing. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Stairs to first floor landing, part glazed entrance door, door to:

Lounge 13'11" x 14'1" (4.25m x 4.30m)
UPVC double glazed window to front, living flame effect electric fire with stone surround, double radiator, door to:

Kitchen 8'11" x 12'7" (2.73m x 3.84m)
Base cupboards with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to rear, double radiator, sliding door to:

Side Hall
Side door to garden, door to:

WC
UPVC frosted double glazed window to rear.

Landing
UPVC double glazed window to side, door to:

Bedroom 1 11'11" x 11'4" (3.63m x 3.45m)
UPVC double glazed window to front, built-in storage cupboard with shelving, double radiator, door to:

Bedroom 2 11'4" x 9'5" (3.45m x 2.87m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 8'3" x 7'5" (2.51m x 2.27m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising pedestal wash hand basin, disabled access double shower area with electric shower over and low-level WC tiling to three walls, uPVC frosted double glazed window to side, double radiator.

Outside
Front garden, tarmac driveway to the front with gravelled area and mature flower and shrub borders, enclosed by

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timber fencing to front and sides. Rear garden, enclosed by timber fencing and mature hedge to rear and sides, timber garden shed.

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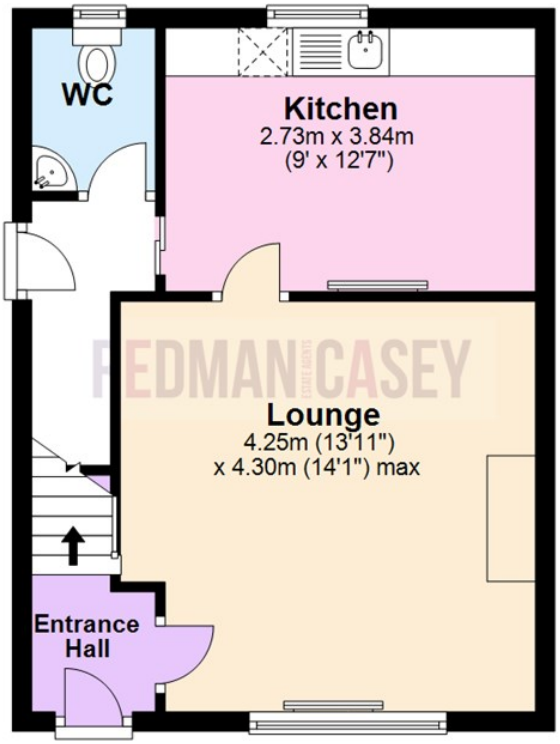
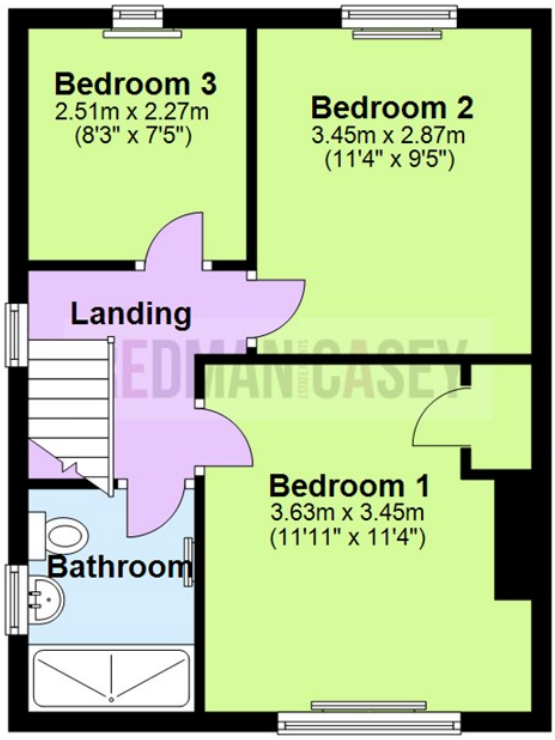
Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



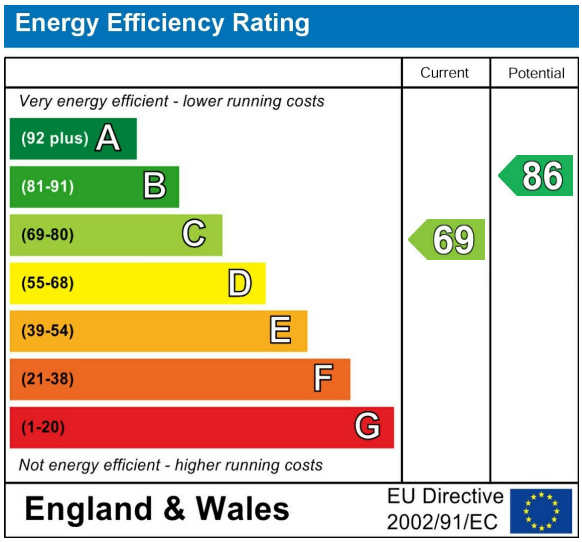
First Floor

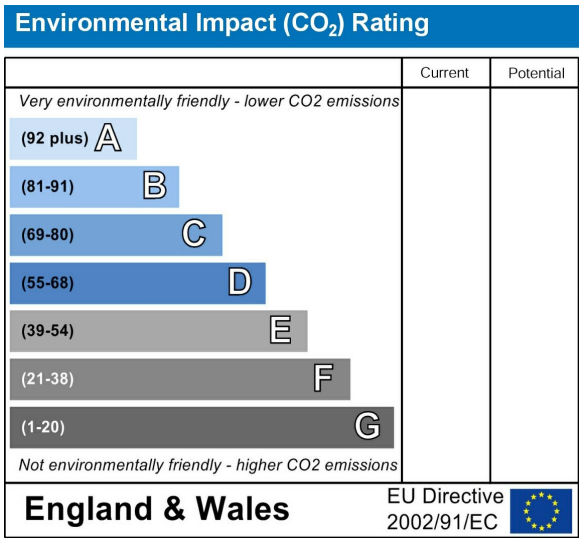
Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 74.8 sq. metres (804.8 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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