REDMAN CASEY ESTATE AGENTS

506 Darwen Road, Bromley Cross, Bolton, Lancashire, BL7 9DX



Offers Over £170,000

Superbly presented 2 double bedroom terraced property located in the highly popular area of Bromley Cross. Ideally located for access to local amenities, schools, shops and countryside. Offering spacious accommodation with 2 reception rooms and kitchen 2 generous double bedrooms and bathroom, rear courtyard with off road parking viewing is essential

- Two Double Bedroom Terrace
- Lovely Fitted Kitchen
- Ideally Located for Local Amenities
- EPC Rating D
- Two Reception Rooms
- Sold With No Chain
- Viewing Essential
- Council Tax B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Situated in the heart of Bromley Cross is this very well presented two-bedroom mid-terrace property, it offers ample living accommodation for a professional couple or growing family and it has been finished to a good standard whilst maintaining period features. The property comprises of: - entrance vestibule, lounge, open plan dining room leading to lovely fitted kitchen. Upstairs offers two excellent sized double bedrooms, the main has fitted wardrobes and there is a three-piece family bathroom with shower over bath. Externally the property benefits from a secure rear yard which offers off road parking. Further benefits include gas central heating and double glazing. Not to be missed! View now,



Inner Porch 3'6" x 3'8" (1.07m x 1.12m)
Composite entrance door, door to:



Lounge 14'4" x 13'10" (4.36m x 4.21m)
UPVC double glazed window to front, living flame effect electric fire with tiled hearth, double radiator, door to:

Dining Room 12'11" x 13'10" (3.94m x 4.21m)
Feature with brick built surround and flagged hearth, double radiator, stairs to first floor landing, uPVC double glazed french doors to garden, open plan, door to:



Kitchen 9'6" x 6'9" (2.89m x 2.07m)
Fitted with a matching range of oak fronted base and eye level units with contrasting worktops, 1+1/2 bowl china sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, vinyl flooring.

Landing 15'1" x 5'0" (4.61m x 1.53m)
Door to:



Bedroom 1 12'1" x 13'10" (3.68m x 4.21m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, double radiator.

Bedroom 2 15'1" x 8'7" (4.61m x 2.62m)
UPVC double glazed window to rear, double radiator.

Bathroom 9'6" x 6'9" (2.89m x 2.07m)
Fitted with three piece suite with comprising, deep panelled p shaped bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, vinyl flooring.

Outside

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Rear garden, enclosed by brick wall to rear and sides, rear gated access, paved sun patio.





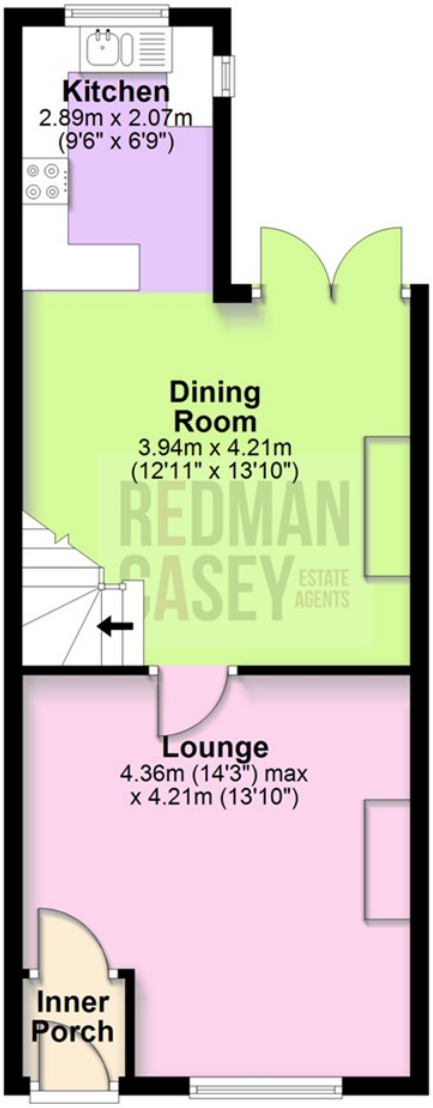




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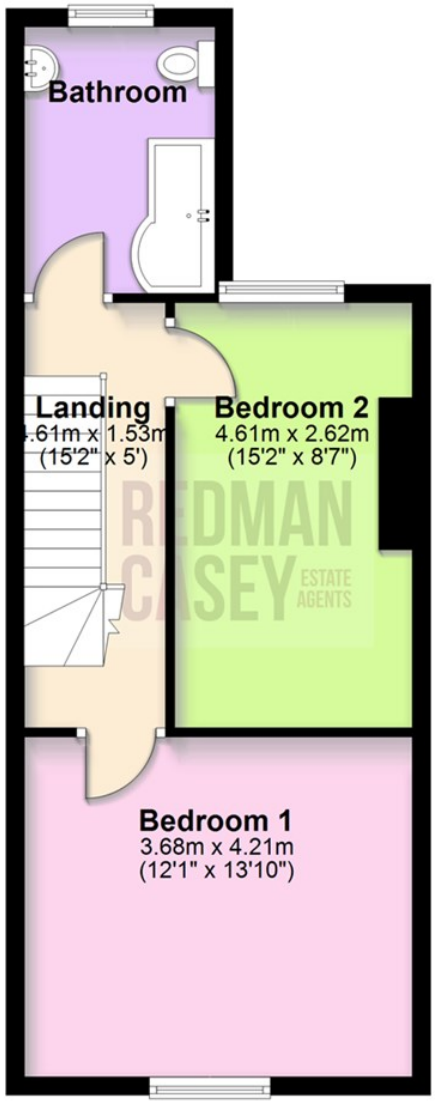
Ground Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



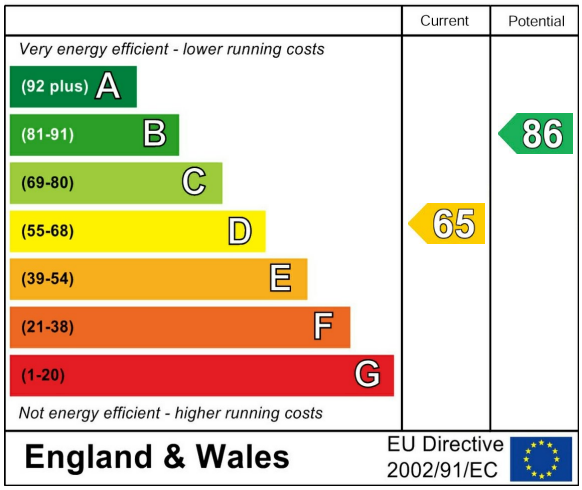
First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)

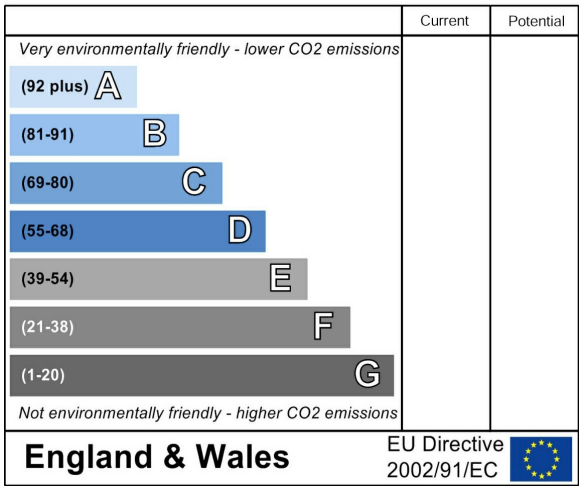


Total area: approx. 83.3 sq. metres (896.3 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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