REDMAN CASEY ESTATE AGENTS

10 Siemens Street, Horwich, Bolton, BL6 5PR

Offers In The Region Of £140,000

Well presented and improved two double bedroom mid terraced property ideal for a first time buyer. Ideally located for access to local amenities shops and transport links for road and rail. The property is well decorated throughout and offers spacious accommodation with lounge . dining kitchen, two double bedrooms and large bathroom. Small front garden with slate chippings and paved rear garden. Viewing essential to appreciate all that is on offer.

- Two Double Bedrooms
- Well Presented Throughout
- Viewing Essential To Appreciate
- EPC Rating D
- Lounge and Fitted Dining Kitchen
- Paved Courtyard To Rear
- Ideal First Purchase
- Council Tax Band A

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

A well presented 2 double bedroom mid terraced home. The property has been improved by the current owners and is in good decorative order throughout. Situated within easy reach of local amenities, transport & commuting links, motor way access and the ever popular Middlebrook retail park. The property briefly comprises entrances hall, lounge, fitted kitchen diner with French doors leading to a low maintenance flagged rear patio. To the first floor there are two generous bedrooms and a three piece modern white bathroom suite. The property further benefits from gas central heating, and double glazed windows, Early viewing would be recommended to fully appreciate.

Hall
Laminate flooring, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

Lounge 14'4" x 11'4" (4.37m x 3.45m)
Coal effect gas fire fireplace set in ornate surround, double radiator, laminate flooring, door to Storage cupboard, built-in under-stairs storage cupboard.

Kitchen/Diner 10'1" x 14'3" (3.07m x 4.35m)
Fitted with a matching range of beech effect base and eye level units with underlighting, drawers, cornice trims and contrasting worktops, wine rack, 1+1/2 bowl stainless steel sink with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas boiler serving heating system and domestic hot water, integrated fridge, freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed french doors to garden.

Landing
Door to:

Bedroom 1 11'6" x 14'3" (3.51m x 4.35m)
UPVC double glazed window to front, radiator, ceiling with recessed spotlights.

Bedroom 2 12'10" x 7'7" (3.91m x 2.31m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite with deep panelled bath with electric shower over and folding screen, pedestal wash hand basin with mixer tap and tiled splashback and WC, ceramic tiling to two walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside
Front, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door, slate chipping

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

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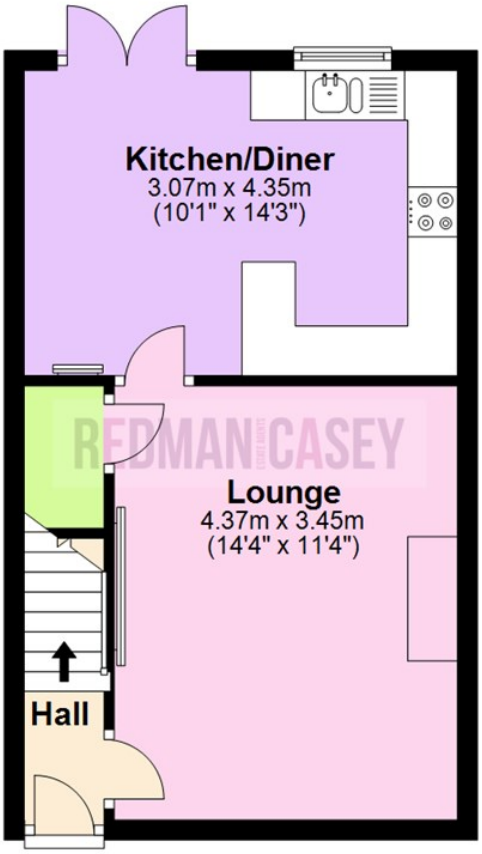
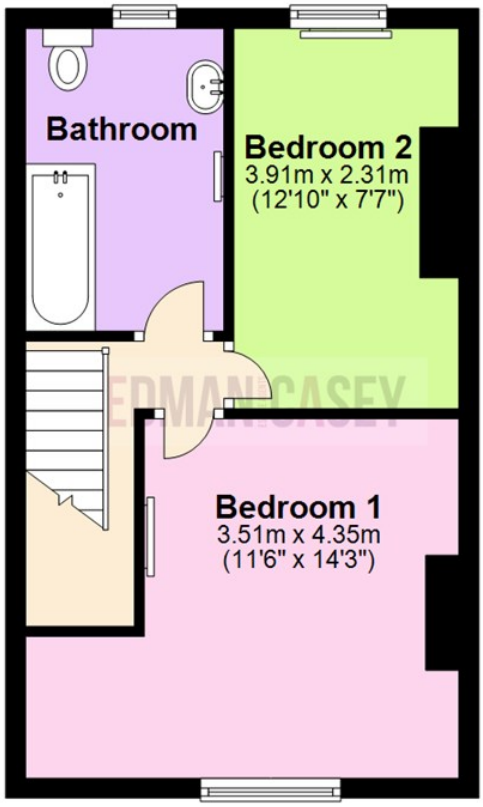
Ground Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



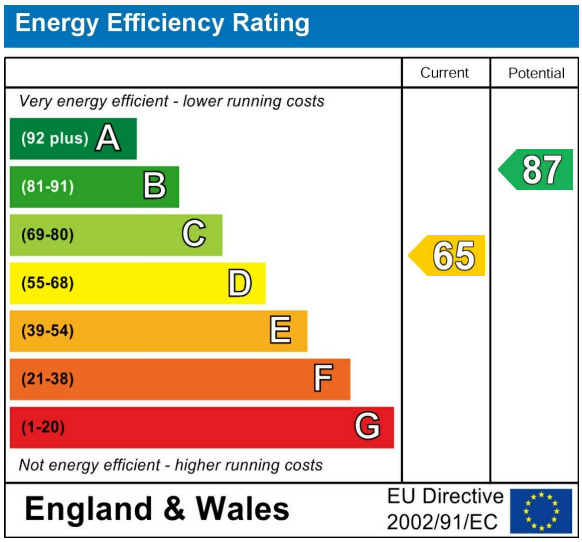
First Floor

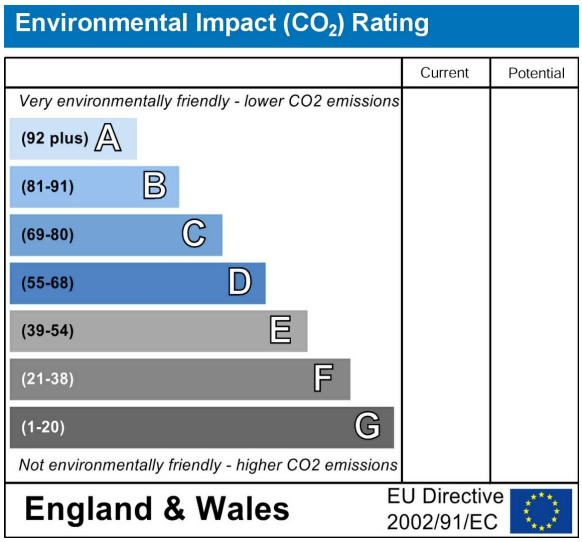
Approx. 33.0 sq. metres (355.5 sq. feet)



Total area: approx. 65.8 sq. metres (708.6 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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