REDMAN CASEY ESTATE AGENTS

239 Lee Lane, Horwich, Bolton, BL6 7JJ

£155,000

Two bedroom stone terraced cottage. Located in a popular residential location, close to Rivington, local secondary and primary schools, local shops, and all amenities, Large garden to front, gas central heating some original features. Sold with vacant possession and no onward chain, viewing recommended to appreciate the size and location.

- Stone Cottage
- Original Features
- Gas Central Heating
- No Chain
- Awaiting EPC
- Two Bedroom
- Front Garden
- Vacant Possession
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom terraced stone cottage in a very popular residential location. Located close to both secondary and primary schools, good transport links making commute to Manchester and Preston easy, close to Rivington and all local amenities. The property comprises:- Entrance porch, lounge, kitchen diner, to the first floor there are two bedrooms and a family bathroom. The property benefits from gas central heating, garden fronted, and is sold with vacant possession and no onward chain. Viewing recommended to appreciate all that is on offer.

Inner Porch
Window to rear,

Lounge 14'2" x 13'0" (4.32m x 3.97m)
Hardwood glazed leaded light window to front, coal effect gas open fire fireplace set in feature wooden surround, double radiator, open plan to:

Kitchen/Diner 9'2" x 14'2" (2.80m x 4.33m)
Plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, hardwood glazed window to rear, double radiator, hardwood glazed obscure entrance door to rear, open plan to Storage cupboard.

Bedroom 1 12'10" x 14'2" (3.91m x 4.33m)
Hardwood glazed leaded light window to front, double radiator:

Bedroom 2 9'2" x 11'2" (2.80m x 3.41m)
UPVC double glazed window to rear, radiator.

Landing

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin with fitted electric shower above and folding glass screen and low-level WC, tiled splashbacks, full height ceramic tiling to three walls, extractor fan, mirrored cabinet, radiator.

Outside Front
Garden laid to paving with mature planting of plants and shrubs.

Outside Rear
Enclosed rear yard with wooden garden shed

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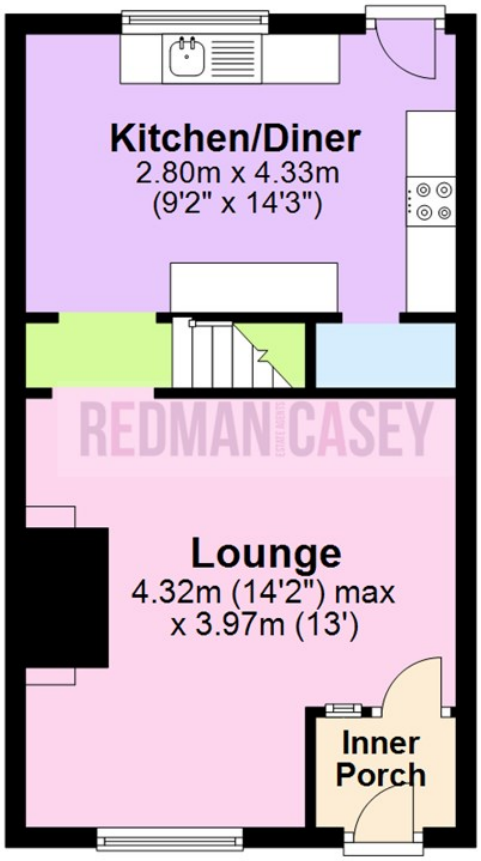
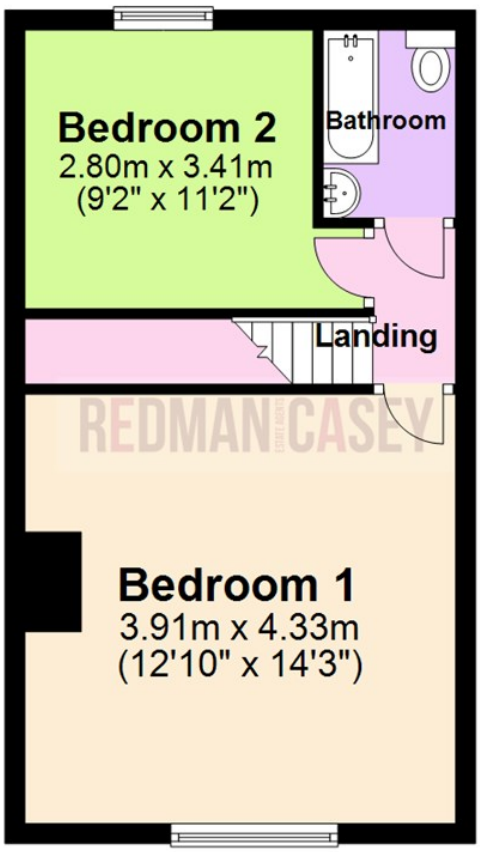
Ground Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



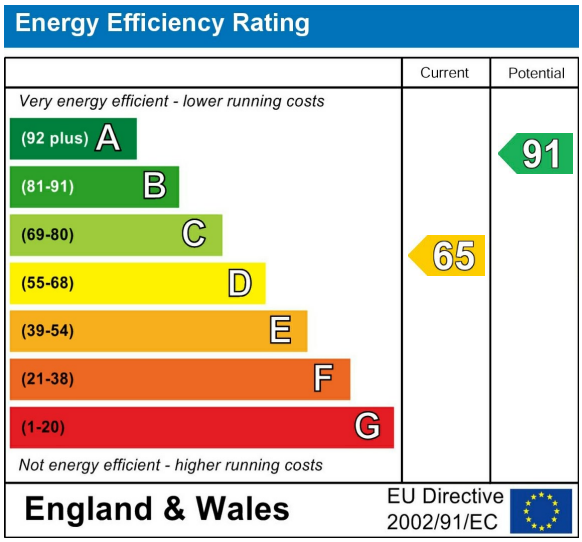
First Floor

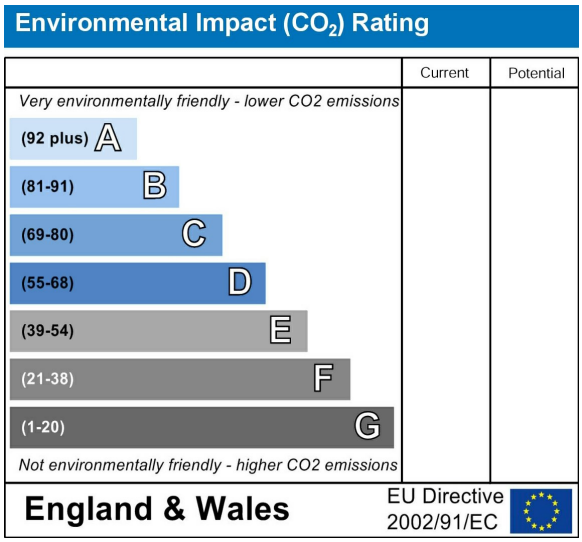
Approx. 32.8 sq. metres (353.0 sq. feet)



Total area: approx. 65.8 sq. metres (708.2 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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