REDMAN CASEY ESTATE AGENTS

9 Wood Street, Westhoughton, Bolton, BL5 3AE

Offers Around £165,000

Two bedroom end terraced located very close to Westhoughton town centre, so is very convenient for local shops, and all local amenities.. This property benefits from double glazing, gas central heating, off road parking, garden to rear and outside storage. This is sold with vacant possession and no onward chain. Viewing is recommended to appreciate the location condition and all that is on offer.

- Two Bedroom
- Off Road Parking
- Private Rear Garden
- Vacant Possession
- Awaiting EPC
- End Terraced
- Large Storage Outbuildings to Rear
- No Chain
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Two bedroom end terraced property, located very close to Westhoughton town centre making it very convenient to shops, local amenities and transport links. This spacious terraced benefits from double glazing, gas central heating, of road parking private garden to the rear with good outside storage. the property comprises:- Lounge, kitchen diner, two bedrooms and a family bathroom to the first floor. this property is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate all that is on offer.

Lounge 13'5" x 11'11" (4.08m x 3.62m)
UPVC double glazed window to front, fire fireplace with cast- iron solid fuel stove with glass door in chimney, breast, double radiator, stairs, uPVC double glazed entrance door to front,:

Kitchen/Diner 9'10" x 11'11" (2.99m x 3.62m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, plumbing for automatic washing machine, built-in gas oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed frosted entrance door, door to Storage cupboard.

Storage cupboard.

Bedroom 1 13'5" x 3'2" (4.08m x 0.97m)
UPVC double glazed window to front, radiator:

Bedroom 2 12'8" x 6'7" (3.86m x 2.00m)
UPVC double glazed window to rear, radiator, open plan.

Bathroom
UPVC frosted double glazed window to rear, radiator. Wash hand basin, low level WC, bath.

Door to:

Outside Rear
Garden area, patio seating area, outside storage.

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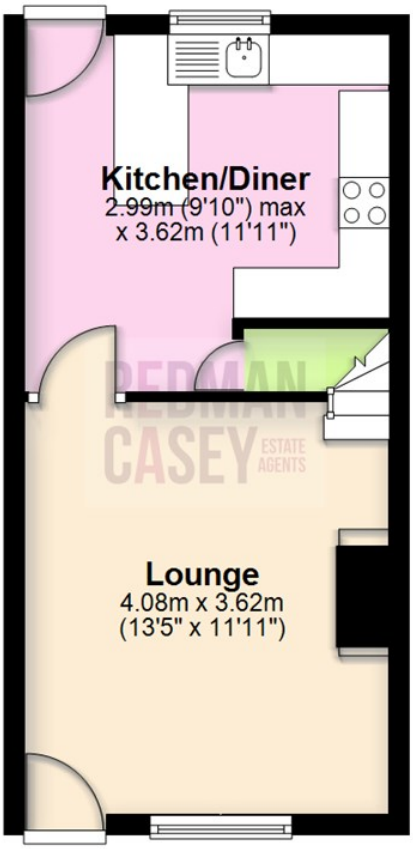
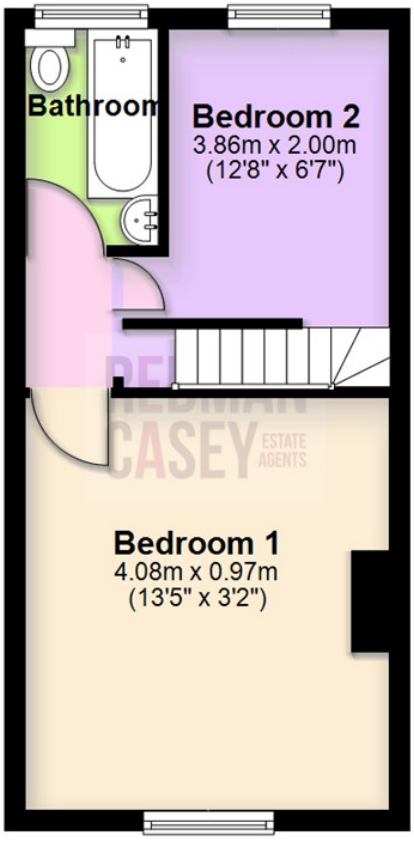
Ground Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



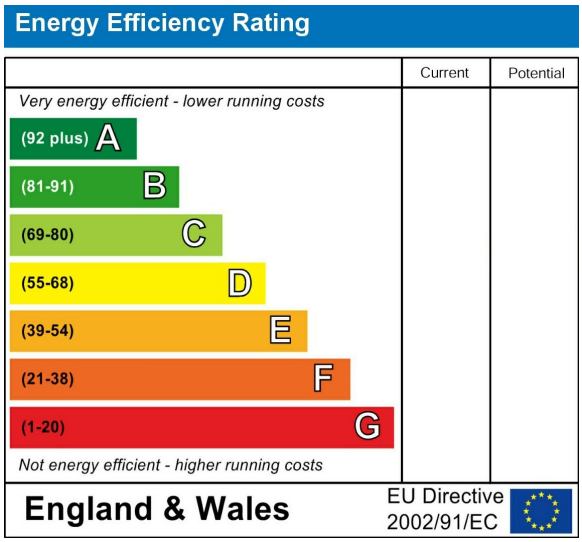
First Floor

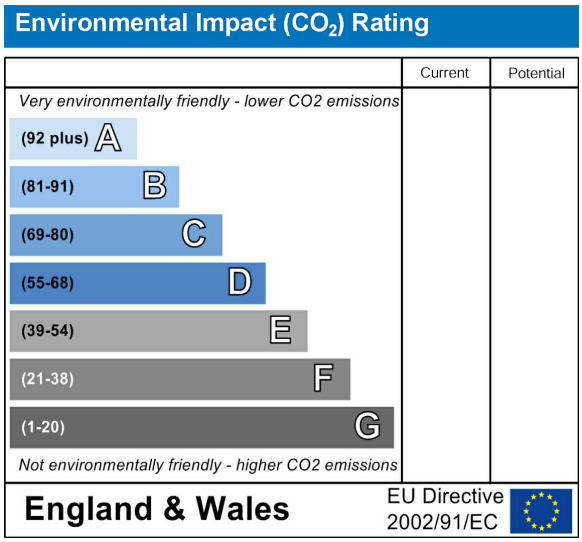
Approx. 17.2 sq. metres (185.5 sq. feet)



Total area: approx. 43.2 sq. metres (464.9 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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