REDMAN CASEY ESTATE AGENTS

68 Brownlow Road, Horwich, Bolton, Lancashire, BL6 7DR

Offers In The Region Of £175,000

Two bedroom stone fronted mid terraced property in a popular residential location, close to Horwich town centre, local schools and all local amenities. This spacious property benefits from double glazing, gas central heating, off road parking and a cellar. This property is highly recommended for viewing to appreciate the space, condition, and location of this family home.

- Mid Terraced
- Utility Room
- Off Road Parking
- Gas Central Heating
- Council Tax Band B
- Stone Fronted
- Cellar
- Patio Seating Area
- Double Glazing
- EPC Rating C

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 stone fronted mid terraced property in excellent condition. Situated in a very popular residential location, close to local shops, schools and all local amenities. The property comprises:- Entrance porch, lounge/diner, kitchen, utility room. The first floor has two double bedrooms and a family bathroom. To the outside there is a small enclosed garden to the front to the rear there is off road parking and patio seating area.. The property offers fitted robes to the bedrooms, double glazing, gas central heating, cellar. The property is highly recommended to view so as to appreciate the space and all that is on offer.

Porch
Door to:

Lounge/Dining Room 27'10" x 15'11" (8.49m x 4.86m)
UPVC double glazed window to front, uPVC double glazed window to rear, wall mounted electric fire, electric fire fireplace set in feature stone built surround, double radiator, door to:

Kitchen 6'7" x 8'0" (2.00m x 2.45m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and ceramic round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed frosted entrance door to side, door to:

Utility Room 8'0" x 8'0" (2.45m x 2.45m)
Fitted with a matching range of base units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, uPVC frosted double glazed window to side, double radiator.

Cellar 12'2" x 15'11" (3.71m x 4.86m)
UPVC double glazed window to front.

Bedroom 1 13'6" x 15'11" (4.12m x 4.86m)
UPVC double glazed window to front, fitted with a range of wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, twoStorage cupboard, radiator, three double doors, door to:

Bedroom 2 14'6" x 10'2" (4.42m x 3.11m)
UPVC double glazed window to rear, fitted with a range of wardrobes with hanging rail, shelving, overhead storage, cupboard and drawers, threeStorage cupboard, radiator, four double doors, door to:

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Bathroom
Four piece suite comprising deep panelled bath, wash hand basin in vanity unit with base cupboard, drawers, mixer tap, ceramic tiling to all walls and mirror and close coupled WC, uPVC frosted double glazed window to side, uPVC frosted double glazed window to rear, radiator.

Landing
Storage cupboard, double door, door to:

Outside Front
Enclosed garden laid to stone flagging,

Outside Rear
Enclosed rear garden with off road parking, paved providing patio seating area.

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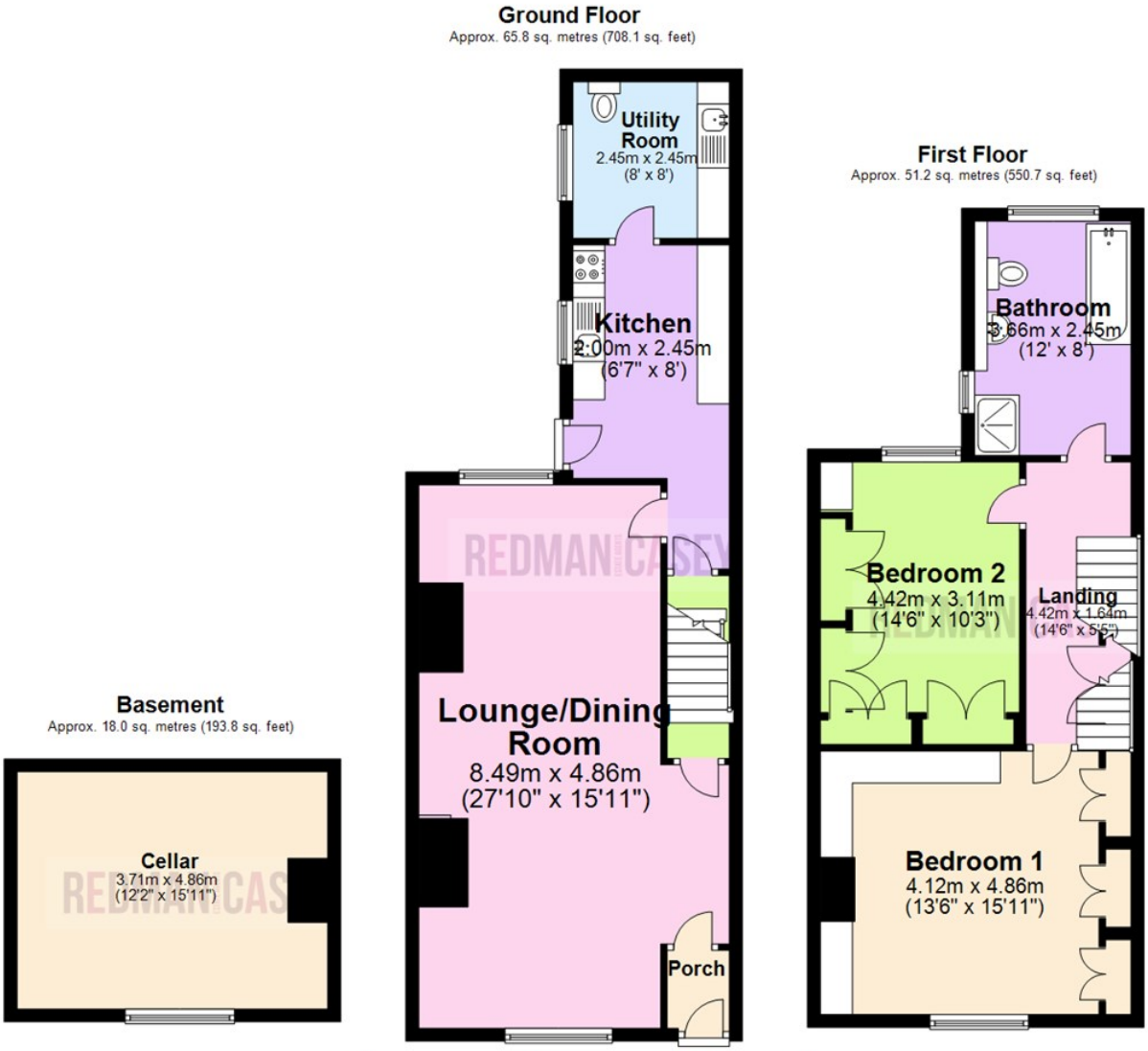
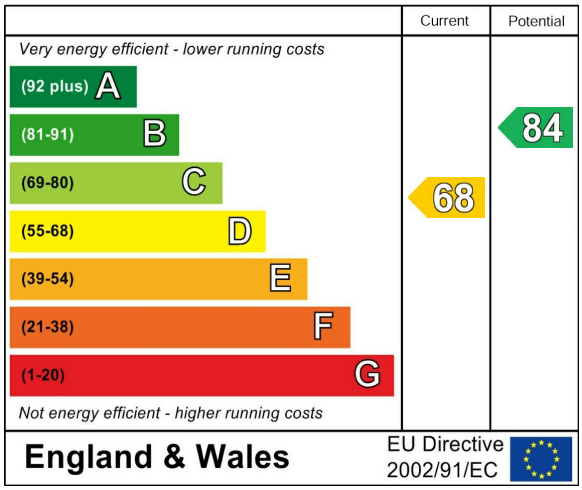


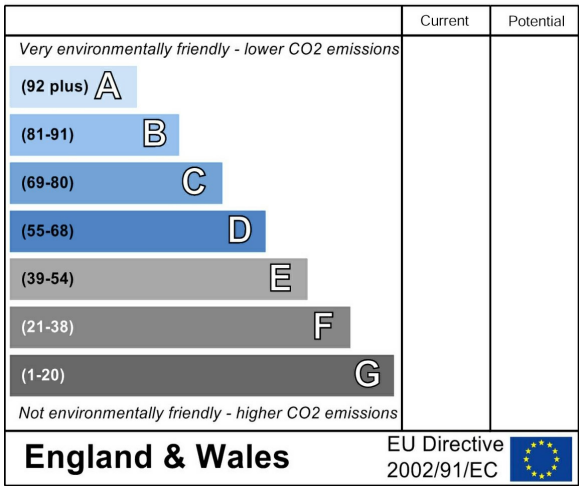
Total area: approx. 135.0 sq. metres (1452.6 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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