REDMAN CASEY ESTATE AGENTS

18 Stephenson Street, Horwich, Bolton, BL6 5NQ

Offers In The Region Of £135,000

Two double bedroom mid terraced property located in a popular residential location. This property benefits from double glazing, gas central heating and is close to schools, shops and all local amenities. Ideal first purchase or buy to let investment the property is recommended for viewing to appreciate the condition and location of this property.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Ideally situated within close proximity to schools, shops and all local amenities. This 2 double bedroom mid terraced property benefits from double glazing, gas central heating. The property comprises;- Entrance porch, lounge, dining kitchen To the first floor there are two double bedrooms and a family bathroom. To the outside there is a small enclosed yard to the rear. This property is recommended for viewing to appreciate the condition and location of this property. Ideal first purchase or buy to let investment with a rental potential of around £750 - 800 pcm.

Vestibule
UPVC double glazed entrance door, door to:

Lounge 13'0" x 12'4" (3.97m x 3.76m)
UPVC double glazed window to front, double radiator, door to:

Kitchen/Diner 11'4" x 12'4" (3.45m x 3.76m)
Fitted with a matching range of cream base and eye level units with contrasting round edged worktops, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, space for fridge/freezer, slimline dishwasher and washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, double radiator, vinyl flooring, stairs, uPVC double glazed door to rear.

Landing
Door to:

Bedroom 1 8'7" x 12'6" (2.62m x 3.81m)
Two uPVC double glazed windows to rear, radiator, door to built-in over-stairs storage cupboard.

Bedroom 2 8'6" x 12'4" (2.58m x 3.76m)
UPVC double glazed window to front, double radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over, mixer tap and glass screen and pedestal wash hand basin with mixer tap, ceramic tiling to two walls, heated towel rail, extractor fan, vinyl flooring.

Outside
Frontage, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door.
Rear, enclosed by brick wall and fencing to rear and sides, paved hard standing, rear gated access, outside cold water tap, security lighting.

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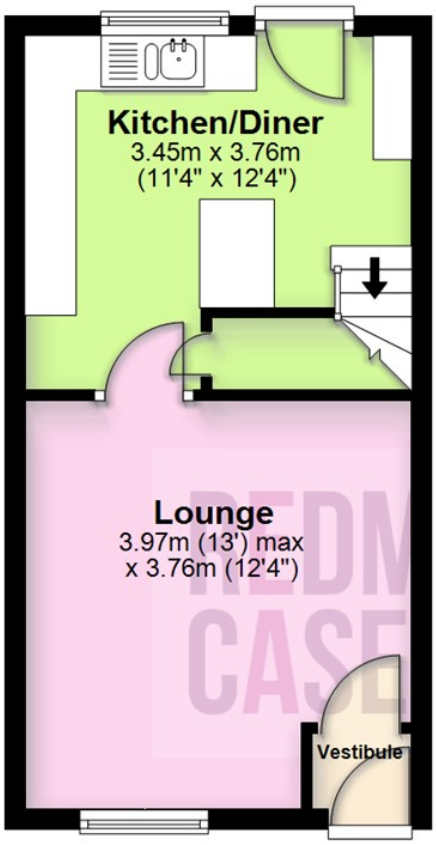
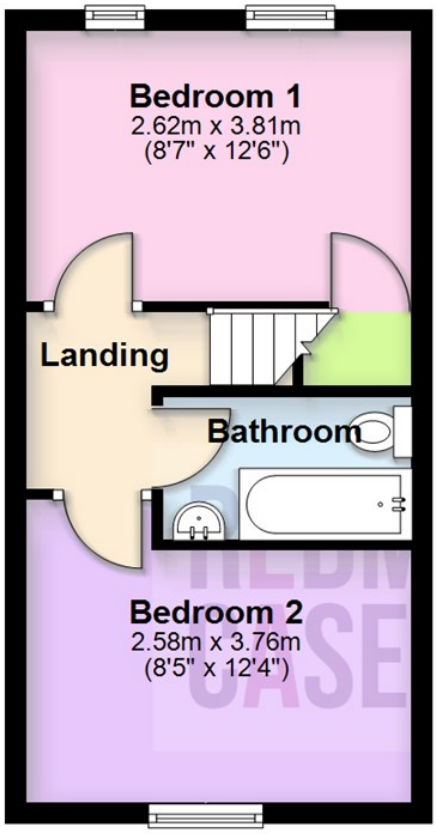
Ground Floor

Approx. 28.3 sq. metres (304.5 sq. feet)



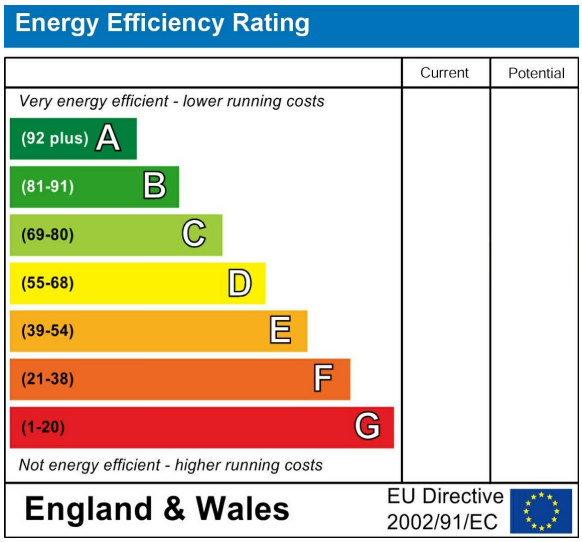
First Floor

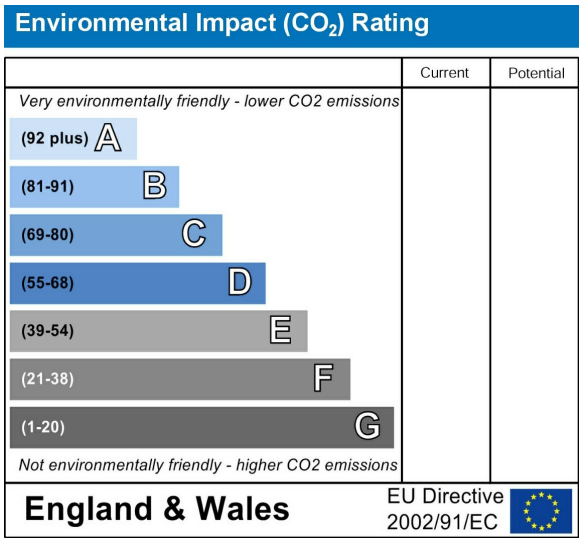
Approx. 28.3 sq. metres (305.0 sq. feet)



Total area: approx. 56.6 sq. metres (609.5 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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