REDMAN CASEY ESTATE AGENTS

35 Longworth Road, Horwich, Bolton, Lancashire, BL6 7BL

Offers In The Region Of £155,000

A two bedroom semi detached home offered with no onward chain with hall, lounge & dining area, fitted kitchen, two double bedrooms, bathroom with separate W.C., driveway and good sized rear garden/patio. Viewing essential.

- 2 Double Bedrooms
- Off Road Parking
- Good Decorative Order Throughout
- No Chain
- Potential to extend (sub to p.p)
- EPC Rating C

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

Positioned on Longworth road Horwich this two bedroom semi detached residence offered with no onward chain and in good decorative order throughout comprising, hall, lounge open plan to a dining area, fitted kitchen. On the upper level two double bedrooms and a bathroom with shower over and separate W.C. Externally to the front a drive and gravel bedded area and good sized garden/patio to the rear. The property is located within easy reach to shops, cafes, restaurants, bars, supermarkets an local amenities/businesses along with Middlebrook retail park, local schools and easily accessible motorways, train stations and bus routes. Internal and external inspection is highly recommended.

Hall
Entrance hall with stairs rising to upper level, door to lounge, door to kitchen.

Lounge 15'11" x 10'8" (4.85m x 3.26m)
Access from the hall to lounge with double glazed window to front elevation, power points, wall mounted radiator, open plan to dining area.

Dining Area 7'1" x 9'8" (2.16m x 2.95m)
Open plan from lounge with double glazed windows to rear, communicating door to rear.

Kitchen 9'3" x 5'9" (2.83m x 1.75m)
Access from the hall to kitchen with base units with contrasting work surfaces, inset single drainer sink with mixer tap, plumbed for washer, double glazed window to side, wall mounted radiator, access to kitchen area.

Kitchen Area 7'1" x 6'3" (2.16m x 1.91m)
Access from kitchen with a range of matching wall and base units with contrasting work surfaces, integrated oven with hob over and extractor, power points, double glazed window to the rear.

Landing
Stairs rise to upper level, doors lead to further accommodation, double glazed window to side aspect.

Bedroom 1 9'9" x 10'8" (2.98m x 3.26m)
Access from the landing with space for free standing or built in wardrobe, power points, wall mounted radiator, double glazed window to front aspect.

Bedroom 2 7'10" x 10'8" (2.39m x 3.26m)
Accessed off the landing with double glazed window to the rear, power points, wall mounted radiator.

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Bathroom
Panelled bath with shower over and screen, pedestal mounted vanity wash basin, splash back tiling, wall mounted heated towel rail, double glazed frosted window.

WC
Access off the landing with low level W.C., double glazed frosted window, wall mounted radiator.

Outside
Driveway to the front with gravel bedded area. To the rear, soil bedded areas, stone flagged patios and traditional borders.

Agents Note: The property is currently tenanted and the photos displayed were taken when the property was vacant.

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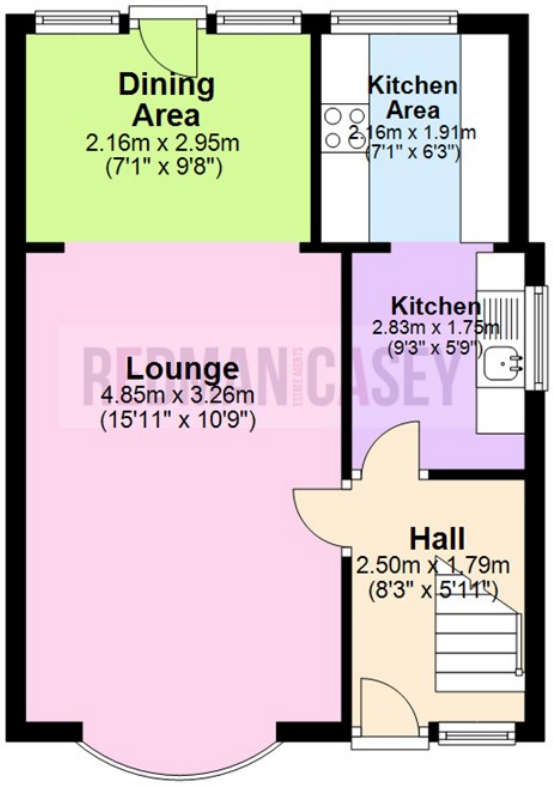
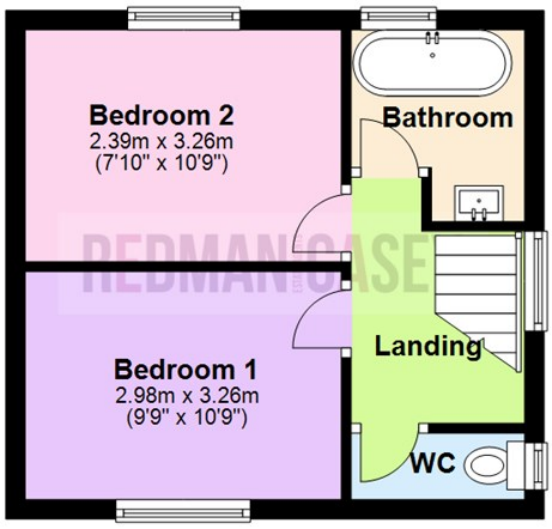
Ground Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



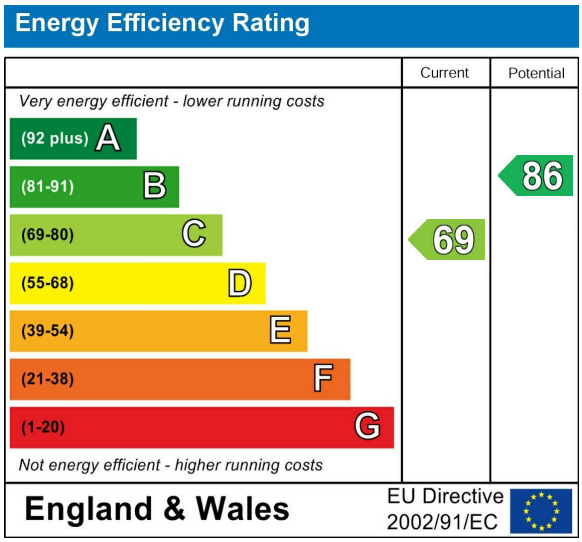
First Floor

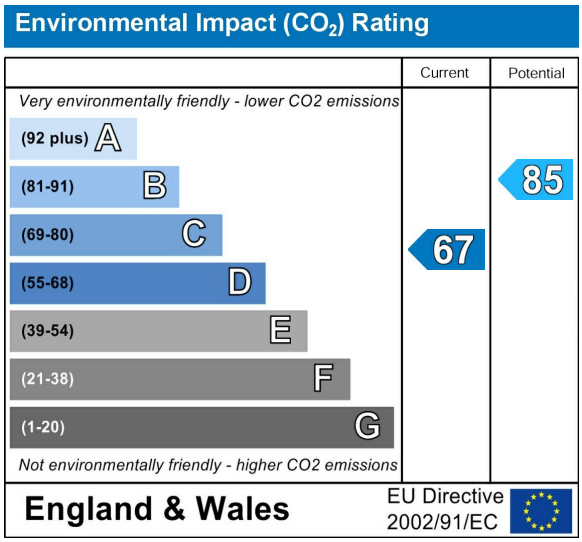
Approx. 25.0 sq. metres (268.9 sq. feet)



Total area: approx. 61.9 sq. metres (666.2 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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