REDMAN CASEY ESTATE AGENTS

1 Grace Street, Horwich, Bolton, Lancashire, BL6 7PP

Offers In The Region Of £105,000

An immaculate ens terraced within walking distance to the village centre of Horwich bustling with amenities, shops, cafes, restaurants, bars, supermarket and local businesses. The property has been upgraded by the current owner and briefly comprises, lounge modern kitchen diner, landing providing access to two bedrooms and a three piece bathroom. Further features include; gas central heating and double glazed windows. Externally to the rear low maintenance patio/garden area. Viewing is highly recommended.

- Superb Condition
- Modern Kitchen
- Walking Distance To Horwich Centre
- Two Bedrooms
- Close To Amenities
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Grace street, Horwich , this stunning end terraced residence ideal for a first time buyer or buy to let investor in immaculate order throughout and set within walking distance to local shops, supermarket and the village centre of Horwich bustling with local businesses, cafes, pubs and restaurants. The property comprises, lounge with feature fireplace, modern and contemporary kitchen diner. On the upper level there are two bedrooms the main bedroom with fitted wardrobes and a three piece bathroom suite. Externally to the rear a pleasant patio area. The property lies within proximity to motorway networks, train station, bus routes and Middlebrook retail park. There are also local schools within easy reach. Early viewing is essential to fully appreciate.

Lounge 12'1" x 13'3" (3.69m x 4.03m)
Double glazed window to the front aspect, power points, wall mounted radiator, feature fireplace with gas fire with ornate surround, door to Kitchen diner, engineered wood flooring.

Kitchen/Diner 12'3" x 13'3" (3.73m x 4.03m)
Modern fitted kitchen with a range of wall and base units with clean lines, contrasting work surfaces, integrated oven & grill with separate four hob gas burner with mozaic effect tiled splash back and overhead extractor. inset sink, power points, double glazed window to rear, plumbed for washing facilities, integrated fridge freezer, space for dining, stairs rise to upper level, door to rear.

Landing
Stairs rise to first floor landing, doors lead to the bedrooms and the bathroom.

Bedroom 1 8'11" x 13'3" (2.71m x 4.03m)
Good size double room with a range of fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed window.

Bedroom 2 9'3" x 8'1" (2.83m x 2.47m)
Accessed off the landing to bedroom two with power points, wall mounted radiator, double glazed window.

Bathroom
Three piece suite comprising panelled bath with shower over and screen, low level W.C., vanity wash basin with under storage, wall mounted heated towel rail, partial tiled elevations, double glazed frosted window.

Outside
Low maintenance patio area of which the vendors have laid artificial grass over the flags adding some greenery. Gate leads to rear, surrounding traditional borders.

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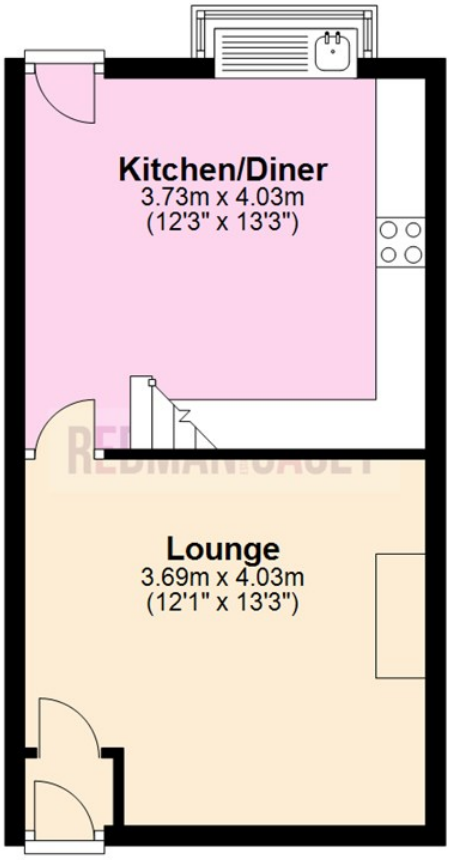
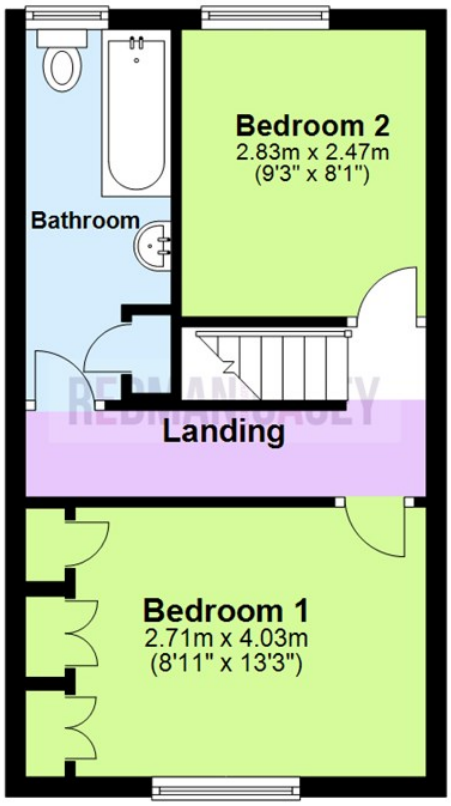
Ground Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



Total area: approx. 61.0 sq. metres (656.5 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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