REDMAN CASEY ESTATE AGENTS

# 35 Mary Street East, Horwich, Bolton, Lancashire, BL6 7JS

## £154,995

RECENTLY MODERNISED THROUGHOUT

Two bedroom mid terraced property is popular residential location, close to local schools shops and all local amenities. This property has been extensively modernised to a high standard and is offered for sale with no chain and vacant possession. Viewing is highly recommended to appreciate all that is on offer.

- Two Bedroom
- NEW Gas Central Heating
- Enclosed Garden Area To Rear
- No Chain
- Recently Modernised
- Double Glazing
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Recently modernised to a high standard.
Redman Casey are delighted to offer to the market this recently modernised two bedroom mid terraced property. Situated in a residential location close to l9ocal schools, shops and all local amenities. The property comprises:- Lounge leading to an open plan dining room and kitchen. To the first floor there are two double bathrooms and a family bathroom. The outside space has garden to the front and enclosed garden to the rear with patio seating area. We highly recommend this property to view to appreciate all that is on offer. Sold with vacant possession and no onward chain.

**Lounge 11'5" x 13'0" (3.48m x 3.96m)**
UPVC double glazed bay window to front, wall mounted coal effect electric fire, double radiator, open plan to:

**Dining Room 13'0" x 13'0" (3.96m x 3.96m)**
UPVC double glazed window to rear, double radiator, stairs, open plan to:

**Kitchen 8'8" x 7'6" (2.65m x 2.29m)**
Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl polycarbonate sink with swan neck mixer tap, automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in electric hob, uPVC double glazed window to rear, uPVC double glazed frosted entrance door to side.

**Landing**
Radiator, door to:

**Bedroom 1 11'9" x 13'0" (3.59m x 3.96m)**
UPVC double glazed window to front, radiator, door to:

**Bedroom 2 13'3" x 8'0" (4.04m x 2.45m)**
UPVC double glazed window to rear, radiator.

**Bathroom**
Recently refitted with three piece suite comprising deep panelled bath, wash hand basin with fitted electric shower over, glass screen and mixer tap and low-level WC, tiled splashbacks, heated towel rail, uPVC frosted double glazed window to rear, heated towel rail, vinyl floor covering, hardwood bi-fold door, door to:

Storage cupboard.

**Outside Front**
Enclosed by small brick garden wall covered with decorative stone.

**Outside Rear**
Enclosed rear garden space with entry via wooden garden gate, decorative stone patio seating area.

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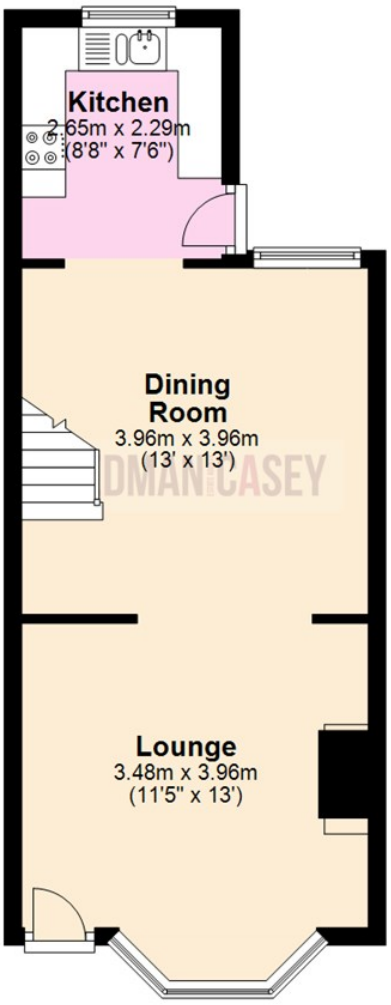
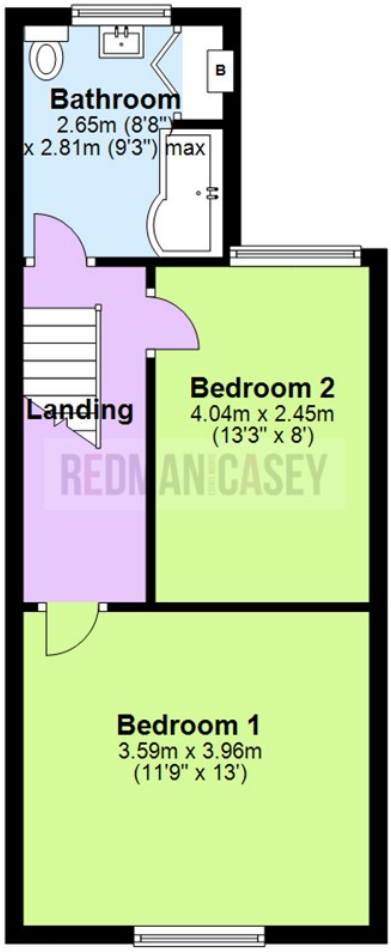
## Ground Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



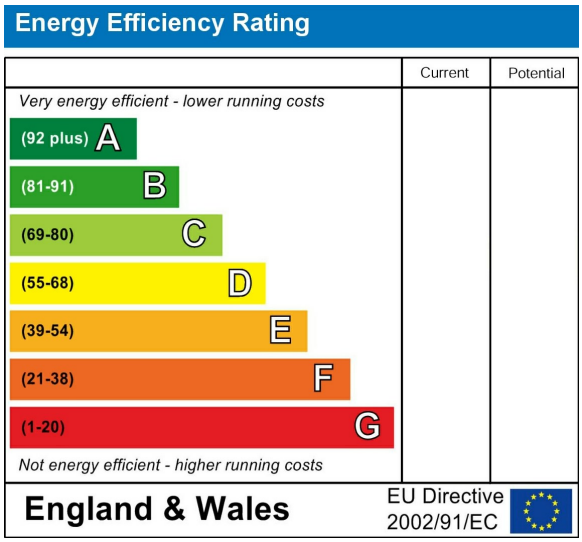

## First Floor

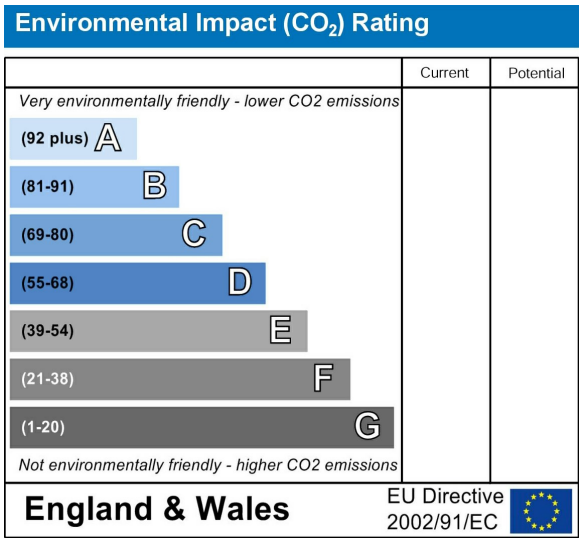
Approx. 38.0 sq. metres (408.8 sq. feet)




Total area: approx. 74.4 sq. metres (801.1 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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