REDMAN CASEY ESTATE AGENTS

148 Arnold Street, Halliwell, Bolton, Lancashire, BL1 3EX

Offers In The Region Of £120,000

Deceptively spacious two bedroom mid terraced property requiring internal updating, the property offers excellent accommodation with spacious lounge dining kitchen two generous bedrooms and bathroom. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

- Two Bedroom
- Internal Update Required
- Vacant Possession
- Lounge and Dining Kitchen
- No Chain
- EPC Rating F

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

Ideally located for access to local amenities, shops and schools this two bedroom mid terraced property would make an ideal first purchase or buy to let investment (Subject to improvements in the EPC Rating) . Requiring internal cosmetic improvement the property offers excellent accommodation which comprises:- Porch, lounge, dining kitchen, to the first floor there are two double bedrooms and bathroom with three piece suite. outside there is a front garden with paved area and to the rear is an enclosed yard with paved patio. The property is available with no chain and vacant possession and viewing is highly recommended.

Porch
UPVC double glazed entrance door, door to:

Lounge 14'5" x 13'8" (4.39m x 4.17m)
UPVC double glazed box window to front, living flame effect gas fire with timber surround and marble effect inset and hearth, coving to ceiling, door to:

Kitchen 11'0" x 13'8" (3.36m x 4.17m)
Base cupboards with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge, gas point for cooker, wall mounted gas fire, built-in under-stairs storage cupboard, stairs to first floor landing, door.

Landing
Access to loft, door to:

Bedroom 1 12'6" x 13'8" (3.81m x 4.17m)
UPVC double glazed window to front, wall mounted gas heater.

Bedroom 2 13'2" x 8'2" (4.01m x 2.49m)
UPVC double glazed window to rear, built-in storage cupboard, door to:

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin with tiled splashback and low-level WC, half height ceramic tiling to two walls, uPVC frosted double glazed window to rear, wall mounted gas boiler serving domestic hot water.

Outside
Front garden with paved garden, dwarf brick wall to front and sides, wrought iron gated access.
Rear, enclosed by brick wall to rear and sides, paved sun patio, shed, outside wc, rear gated access.

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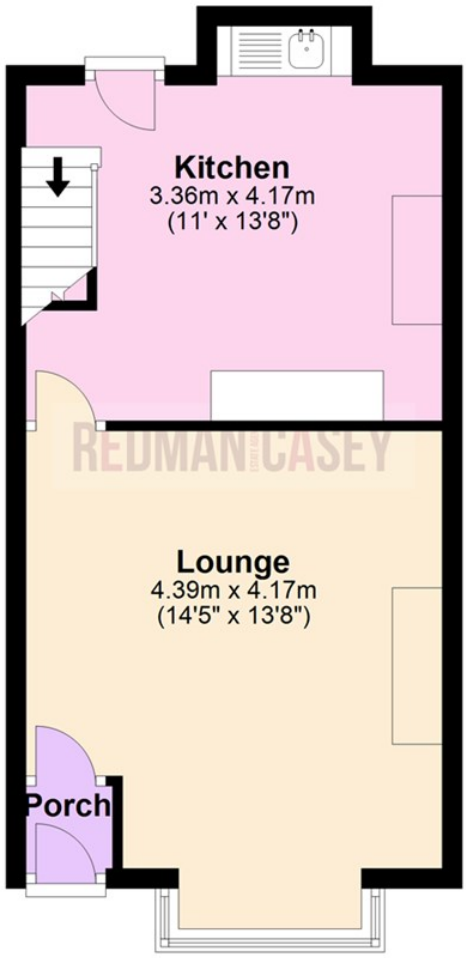
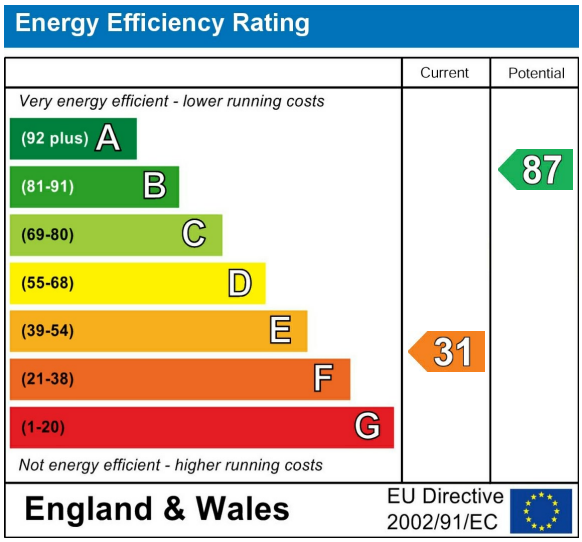
Ground Floor

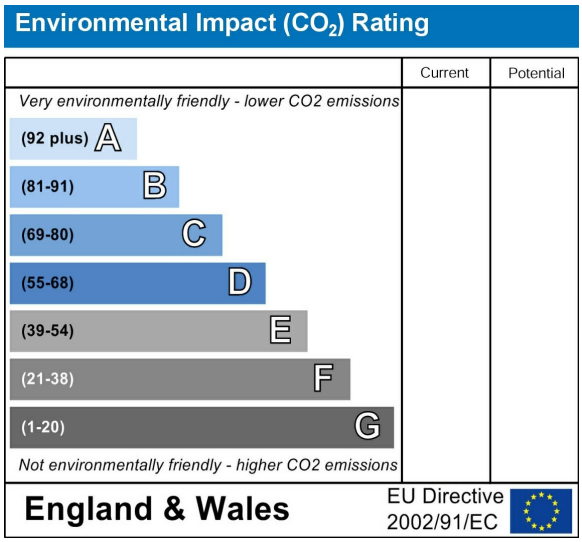
Approx. 34.1 sq. metres (367.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.3 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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