REDMAN CASEY ESTATE AGENTS

5 Watt Street, Horwich, Bolton, Lancashire, BL6 5NT

Offers In The Region Of £115,500

Superbly presented two bedroom mid terraced property. Ideally located for access to local amenities, shops and schools. Offering excellent accommodation which has been improved throughout, Spacious reception room, fitted dining kitchen, two double bedrooms and recently fitted modern shower room. Useful loft space and outdoor space to front and rear. Sold with no chain and vacant possession. Ideal first purchase or buy to let investment.

- Two Double Bedrooms
- Fitted Dining Kitchen
- No Chain
- Viewing Essential
- Spacious Lounge
- Recently Installed Shower Room
- Vacant Possession
- EPC Rating D

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, schools and transport links this well presented two double bedroom mid terraced property offers excellent accommodation which comprises :- Porch, lounge, fitted dining kitchen, to the first floor there are two double bedrooms and modern shower room fitted with a white three piece suite. Outside there is a small garden frontage with paved area and to the rear is a courtyard with artificial grass and paved patio. Viewing is essential to appreciate all that this superb property has to offer. Sold with no chain and vacant possession.

Porch
UPVC double glazed entrance door, door to:

Lounge 13'0" x 12'6" (3.97m x 3.81m)
UPVC double glazed window to front, fireplace with slate tiled inset, timber mantle over, radiator, two wall lights, door to:

Kitchen/Diner 11'5" x 12'6" (3.48m x 3.81m)
Fitted with a matching range of base and eye level units with complementary worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, carpeted stairs to first floor landing, uPVC double glazed rear door to garden, double door.

Landing
Access to useful boarded loft space ideal for a play room / office area with power and light connected, door to:

Bedroom 2 8'0" x 12'6" (2.45m x 3.81m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with full-length mirrored sliding door, hanging rails and shelving, radiator, laminate flooring.

Bedroom 1 8'8" x 12'6" (2.63m x 3.81m)
UPVC double glazed window to rear, open plan, door to:

Cupboard
Built-in over-stairs storage cupboard.

Shower Room
Recently refitted with three piece modern white suite comprising tiled double shower enclosure, inset wash hand basin in vanity unit with drawers and mixer tap, low-level WC and full height tiling to all walls, heated towel rail, extractor fan, wall mounted mirror with lighting and heating, laminate flooring, ceiling with recessed low-voltage spotlights.

Outside

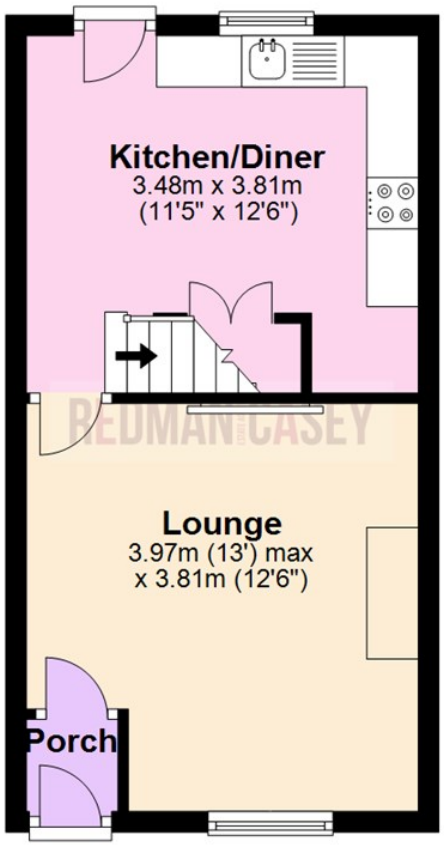
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Front garden, enclosed by dwarf brick wall to front and sides, paved hard standing.
Rear garden, enclosed by brick wall to rear and sides, double rear gated access, paved sun patio with artificial lawned area, timber garden shed and storage shed.

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

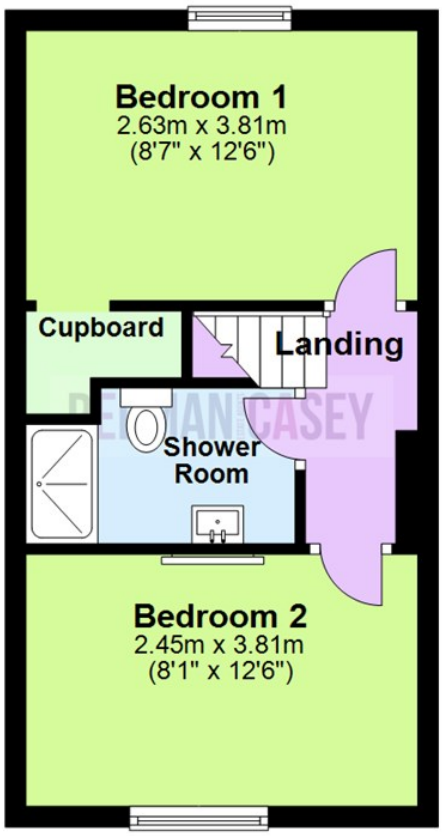
Ground Floor

Approx. 28.8 sq. metres (309.5 sq. feet)



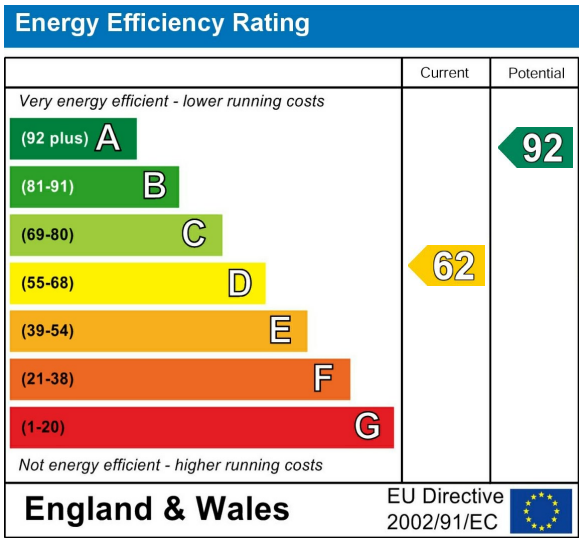
First Floor

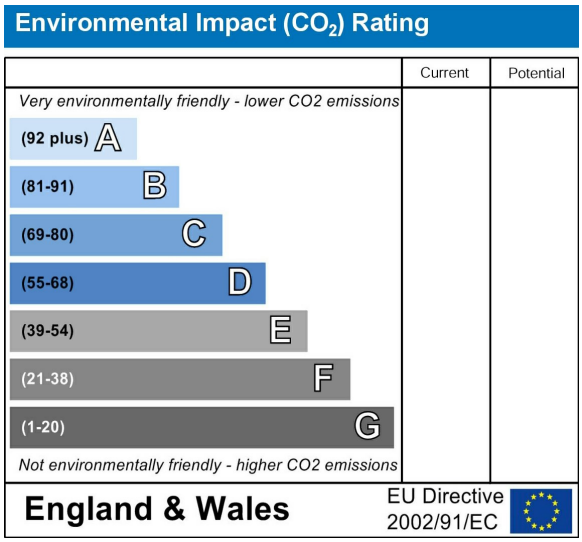
Approx. 28.8 sq. metres (309.5 sq. feet)



Total area: approx. 57.5 sq. metres (619.1 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.





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