REDMAN CASEY ESTATE AGENTS

41 Tomlinson Street, Horwich, Bolton, BL6 5QR

Asking Price £124,995

Well presented two bedroom mid terraced property. Ideally located close to local schools shops, local amenities and easy walking distance to Rivington Country park. Recently modernised and benefits from double glazing, gas central heating and private garden to the front of the property. Viewing essential to appreciate this property.

- Two Bedroom
- Garden To Front
- Double Glazing
- No Onward Chain
- Council Tax Band A
- Mid Terraced
- Gas Central Heating
- 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

*** REDUCED *** Two bedroom mid terraced property, this well presented property is situated in a quiet residential location close to local schools, shops, amenities and easy walking distance to Rivington Country Park.
The property comprises:- Lounge, kitchen diner, to the first floor there are two bedrooms and a family bathroom. The outside space has a fully enclosed yard to the rear and a garden to the front that is laid mainly to lawn. Benefitting from double glazing and gas central heating. This property offers space and location so viewings are highly recommended to appreciate all this home has to offer.
(please note whilst this property uses the garden this land is not all on the deeds to the property).

Lounge 12'2" x 13'1" (3.71m x 3.99m)
UPVC double glazed oak effect window to front, double radiator, laminate flooring, two wall light points, coving to ceiling, door to:

Kitchen/Dining Room 13'1" x 13'1" (3.99m x 3.99m)
Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer and slimline dishwasher, plumbing for washing machine, built-in gas double oven, five ring gas hob with extractor hood over, uPVC double glazed oak effect window to rear, double radiator, ceramic tiled flooring, stairs to first floor landing, uPVC oak effect double glazed rear door.

Bedroom 1 9'11" x 13'1" (3.01m x 3.99m)
UPVC double glazed oak effect window to front, Radiator.

Bedroom 2 15'7" x 6'6" (4.74m x 1.98m)
Small uPVC double glazed oak effect window to rear, Radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level, full height ceramic tiling to three walls, uPVC frosted double glazed oak effect window to rear, built-in boiler cupboard, housing wall mounted gas combination serving heating system and domestic hot water, double radiator, laminate flooring, double door, door to:

Landing

Outside Front
Garden area laid to lawn and flower beds.(please note whilst this property uses the garden this land is not all on the deeds to the property).

Outside Rear

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Enclosed Rear yard, access to rear through wooden garden gate.

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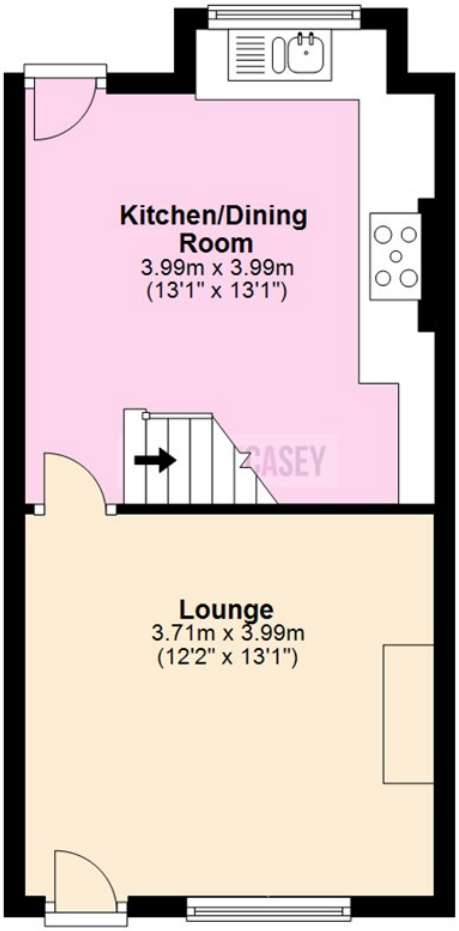
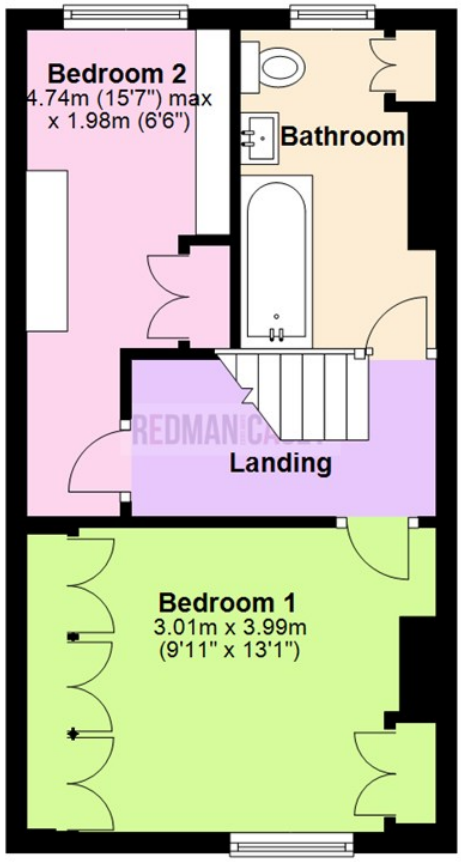
Ground Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



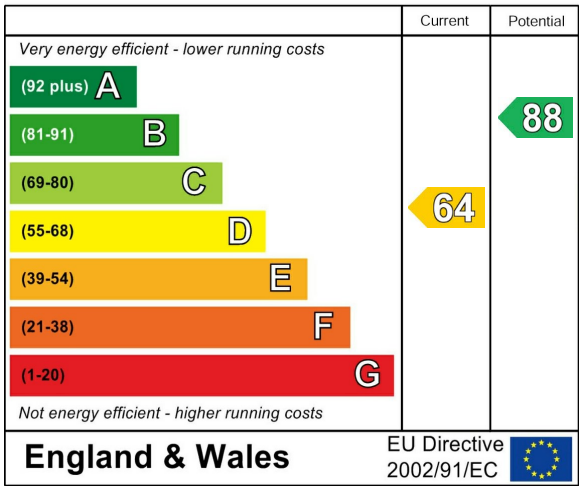
First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)

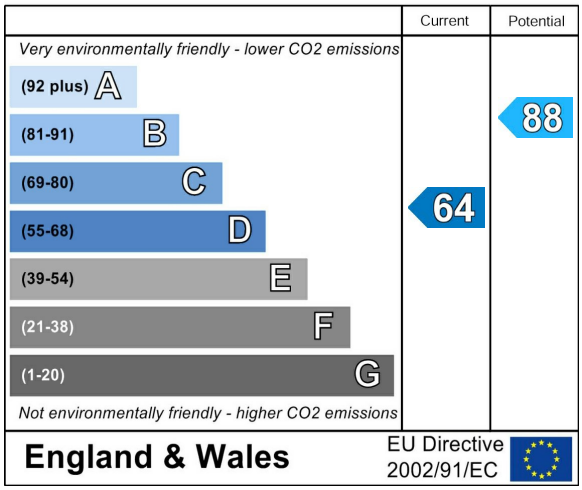


The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for 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



Environmental Impact (CO_2) Rating



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