REDMAN CASEY ESTATE AGENTS

39 Tomlinson Street, Horwich, Bolton, Greater Manchester, BL6 5QR

Offers In The Region Of £115,000

Well presented two bedroom end terraced property ideally located for access to local amenities and transport links. Currently et at £525 pcm this would make a great first purchase or investment buy. Viewing is by appointment only

- Two Bedrooms
- Kitchen/Diner
- Close to town centre
- End Terrace
- Front Garden

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

Two bedroom mid terraced property which is well presented and currently let at £525 pcm generating a yield of over 5% The property comprises :- lounge, kitchen diner , utility area, to the first floor there are two bedrooms and a bathroom the property is ideally located for access to local amenities and transport links and also benefits from gas central heating, double glazing and viewing is recommended.

Lounge 12'2" x 13'1" (3.71m x 4.00m)
UPVC double glazed window to front, double radiator, entrance door, door to:

Kitchen/Diner 15'3" x 13'1" (4.66m x 4.00m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, carpeted stairs to first floor landing, door to:

Utility Area 11'7" x 4'8" (3.52m x 1.42m)
With worktop space, plumbing for washing machine, space for tumble dryer, window to side, door to rear.

Landing
Window to side, door to:

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, ceramic tiling to two walls, uPVC frosted double glazed window to rear, boiler cupboard, housing wall mounted gas combination boiler domestic hot water, double radiator, double door, door to:

Bedroom 1 10'0" x 13'1" (3.04m x 4.00m)
UPVC double glazed window to front, uPVC double glazed window to side, double radiator.

Bedroom 2 15'4" x 6'5" (4.67m x 1.96m)
UPVC double glazed window to rear, double radiator.

Outside
Front garden, enclosed by timber fencing to front and sides with lawned area, (please note whilst this property uses the garden this land is not all on the deeds to the property).
Rear, enclosed by brick wall to rear and sides, paved courtyard, rear gated access.

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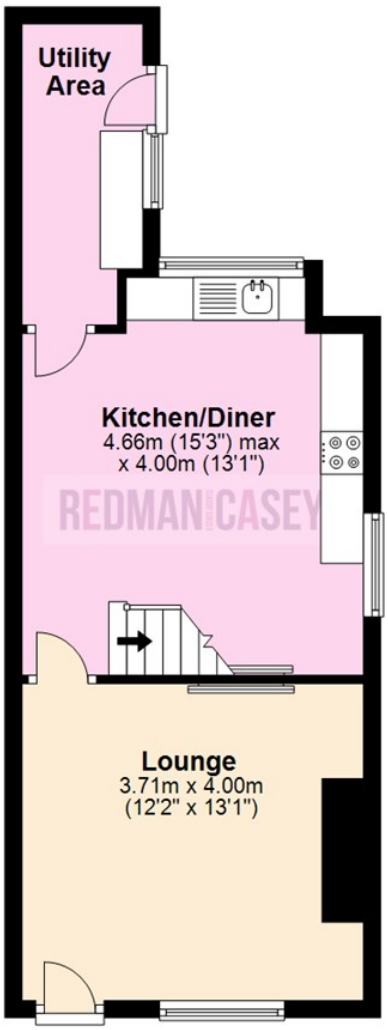
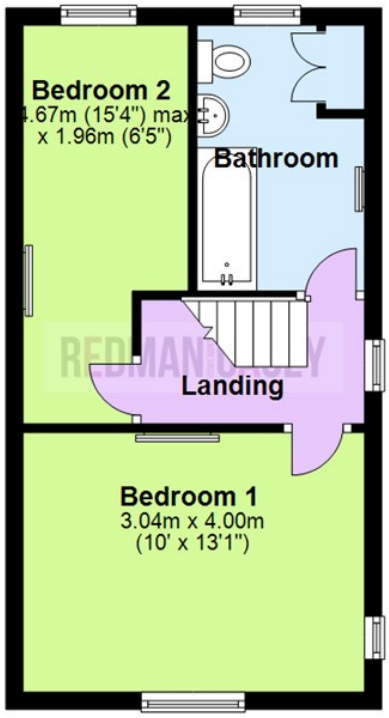
Ground Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



First Floor

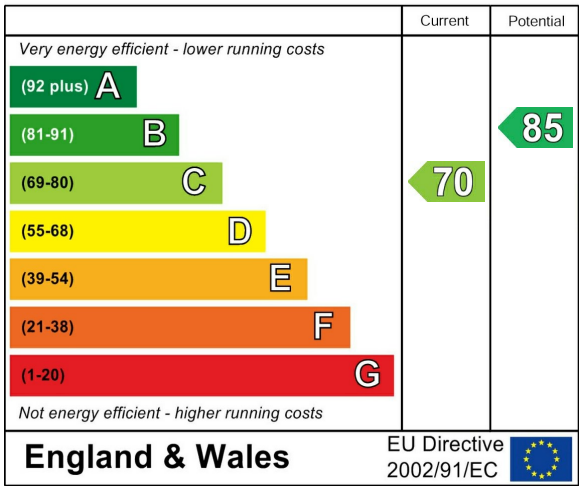
Approx. 31.3 sq. metres (336.6 sq. feet)



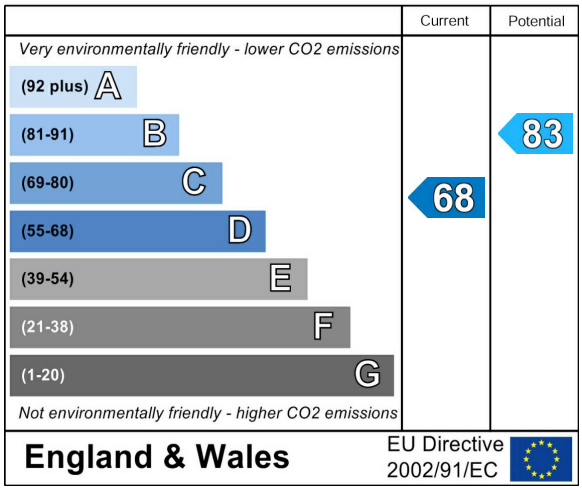
Total area: approx. 68.4 sq. metres (736.2 sq. feet)

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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