REDMAN CASEY ESTATE AGENTS

22 Leicester Avenue, Horwich, Bolton, BL6 5QY



Offers Around £175,000

Spacious three bedroom mid terraced property, located in a popular residential location, Close to local primary and secondary schools, local shops and amenities and good transport links. This property benefits from double glazing, gas central heating, two reception rooms and is sold with vacant possession and no onward chain. Viewing is recommended to appreciate the condition and location of this mid terraced home.

- Mid Terraced
- Two Reception Rooms
- No Chain
- Gas Central Heating
- Council Tax Band A
- 3 Bedroom
- Vacant Possession
- Fully Double Glazed
- EPC Rating C

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

Spacious three bedroom mid terraced property, sold with vacant possession and no onward chain. Located in a popular residential location close to local amenities, primary and secondary schools shops and good transport links making commute convenient. The property comprises :- Inner porch, hallway, lounge, dining room, kitchen. The first floor has three double bedrooms and a family bathroom. Small garden to the front and enclose rear yard. This property benefits from double glazing, gas central heating two reception rooms and is sold with vacant possession. Viewing recommended to appreciate the space, location and condition of this home.



Inner Porch 5'3" x 3'0" (1.60m x 0.92m)
UPVC double glazed entrance door to front, :

Hall 16'3" x 3'0" (4.96m x 0.92m)
Radiator, stairs,



Lounge 12'9" x 10'4" (3.89m x 3.16m)
Box window to front, double radiator.

Dining Room 16'4" x 10'4" (4.99m x 3.16m)
UPVC double glazed window to rear, double radiator, :

Under Stairs Storage



Kitchen 13'5" x 7'11" (4.09m x 2.41m)
Storage cupboard, fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, door, uPVC double frosted entrance door to side.

Bedroom 1 13'2" x 14'1" (4.01m x 4.29m)
UPVC double glazed lead effect window to front, double radiator,

Bedroom 2 11'6" x 7'11" (3.51m x 2.41m)
UPVC double glazed window to rear, radiator.



Bedroom 3 8'10" x 7'5" (2.69m x 2.25m)
UPVC double glazed window to rear, radiator,

Bathroom 5'5" x 7'8" (1.64m x 2.34m)
Three piece with comprising, deep panelled bath, pedestal wash hand basin, shower with over and folding glass screen and low-level WC, radiator.

Landing 14'6" x 6'0" (4.43m x 1.83m)
:

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

Outside Front
Small garden fronted;

Outside Rear
Enclosed rear yard.





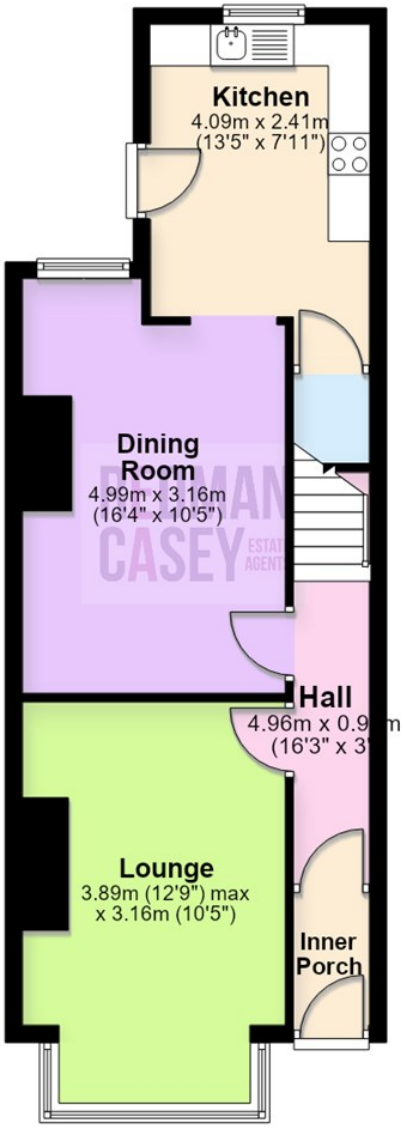




69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

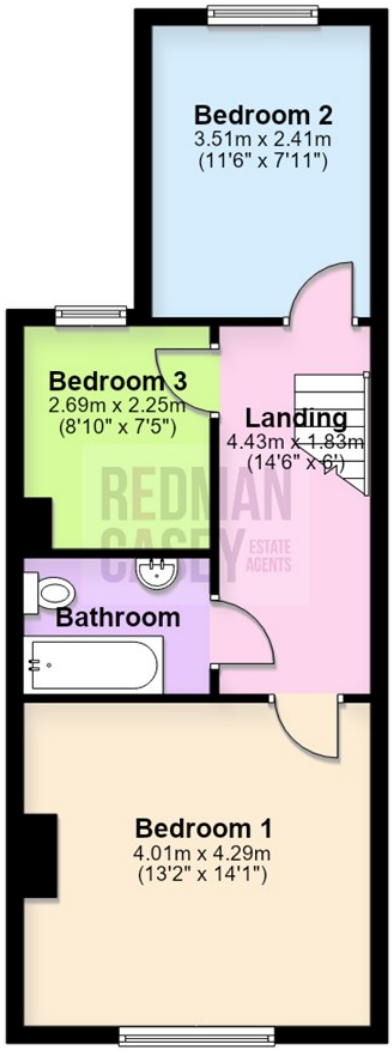
Ground Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



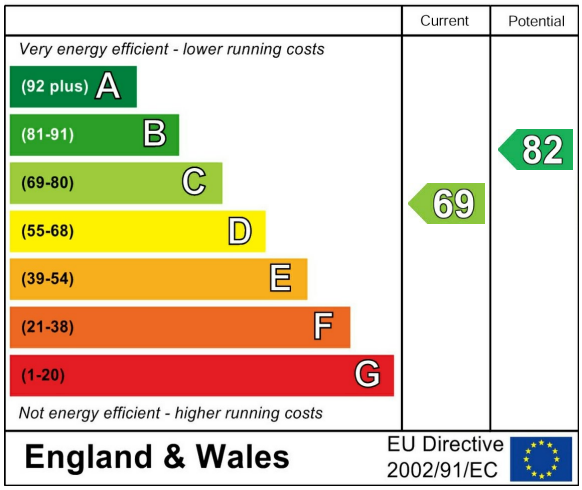
First Floor

Approx. 45.0 sq. metres (484.6 sq. feet)

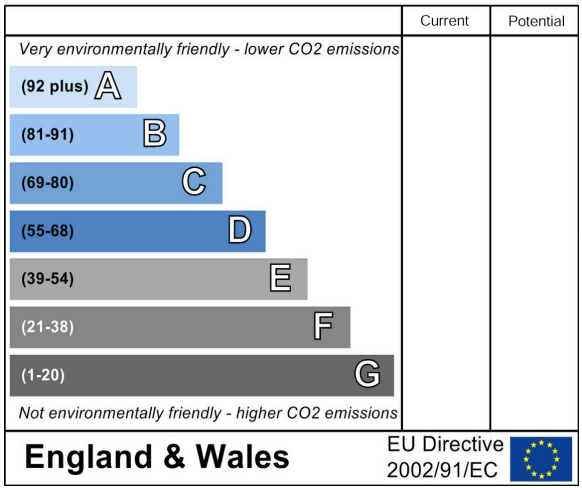


Total area: approx. 91.4 sq. metres (983.8 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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