REDMAN CASEY ESTATE AGENTS

1 Dale Street West, Horwich, Bolton, Greater Manchester, BL6 6JU

£123,000

Reduced Deceptively spacious end terraced property.Ideally placed for access to local amenities, this three double bedroom two reception end terraced deserves further inspection. This property benefits from gas central heating and double glazing. Viewing is essential to appreciate.

- 3 Bedrooms
- Fitted Kitchen/Breakfast Room
- Gas Central Heating
- uPVC Double Glazing
- Fully Modernized
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Reduced Deceptively spacious end terraced property, the property must be viewed to appreciate the overall size on offer. The property comprises:- Entrance vestibule, lounge, fitted dining kitchen and utility area . To the first floor there are three double bedrooms and a fitted bathroom with three piece suite. Outside there is a paved yard area to the rear. The property is fully double glazed and benefits from gas central heating via a combination boiler. Situated close to local schools, shops and local amenities. This spacious property offers flexible living accommodation offering versatility with early viewing recommended.

Entrance Vestibule
UPVC entrance door to front

Lounge 13'0" x 16'10" (3.95m x 5.13m)
UPVC double glazed window to front, uPVC double glazed window to side, double radiator, door to:

Kitchen/Breakfast Room 12'11" x 16'10" (3.93m x 5.13m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in ceramic hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to rear, double radiator, stairs, uPVC double glazed entrance door to rear, door to:

Utility Area 8'6" x 8'2" (2.60m x 2.50m)
UPVC opaque double glazed window to side, double radiator.

Landing
Open plan, door to:

Bedroom 1 13'0" x 9'7" (3.95m x 2.92m)
UPVC double glazed window to side, uPVC double glazed window to rear, radiator.

Bedroom 2 10'3" x 9'6" (3.13m x 2.90m)

Bedroom 3 13'0" x 6'11" (3.97m x 2.11m)
UPVC double glazed window to side, radiator, door to:

Bathroom
Three piece suite comprising deep panelled bath with shower over, mixer tap and folding glass screen, pedestal wash hand basin with mixer tap and extensive ceramic and tiling and low-level WC, extractor fan, uPVC opaque double glazed window to side, heated towel rail, vinyl flooring.

Outside
Small enclosed garden area, Iron pedestrian gate. Enclosed paved rear garden space, wooden pedestrian entrance gate.

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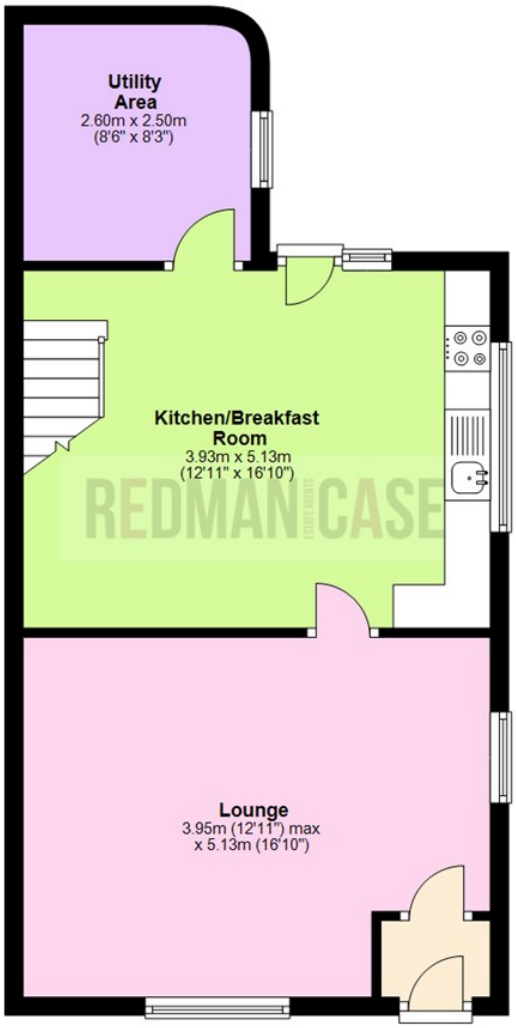
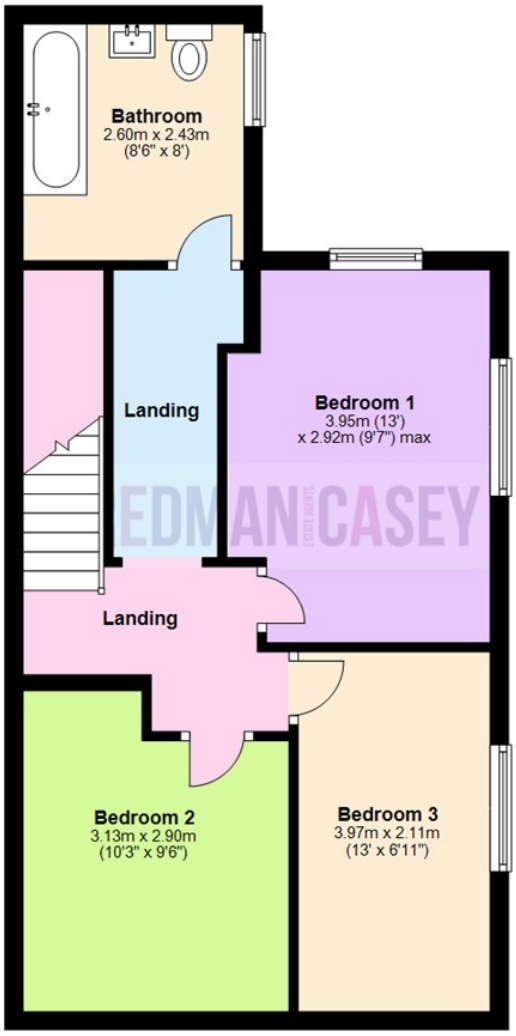
Ground Floor
Approx. 47.6 sq. metres (511.9 sq. feet)



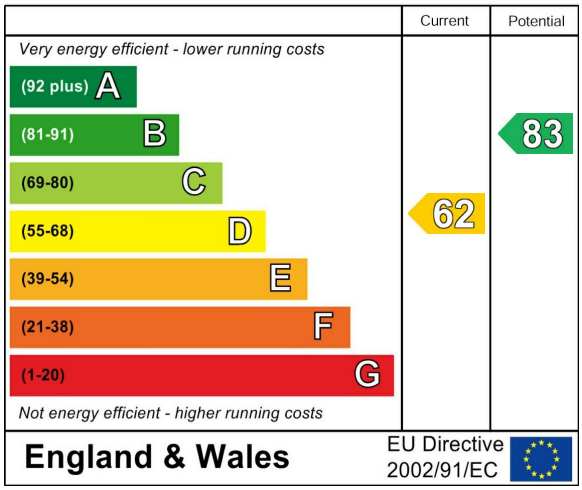
First Floor
Approx. 48.2 sq. metres (518.8 sq. feet)



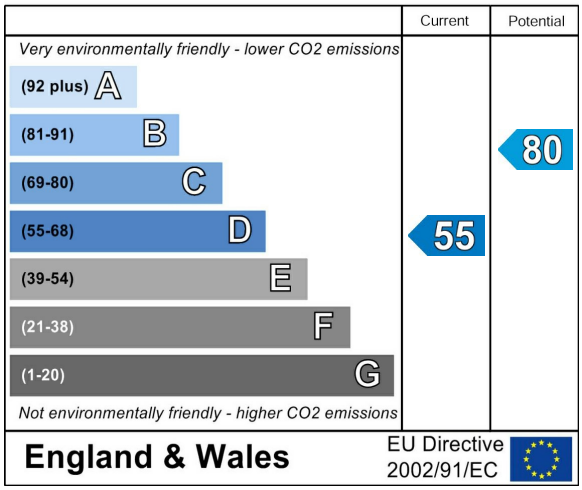
Total area: approx. 95.8 sq. metres (1030.7 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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