

REDMAN CASEY ESTATE AGENTS

105 Deane Church Lane, Bolton, Lancashire, BL3 4EQ



Offers Around £100,000



Cellar 20'4" x 13'11" (6.19m x 4.24m)

Inner Porch

Door to:

Stairs, door to:

Lounge 14'5" x 12'10" (4.40m x 3.91m)

Hardwood double glazed box window to front, wall mounted gas fire.

Dining Room 18'2" x 13'11" (5.54m x 4.24m)

Hardwood double glazed window to rear, wall mounted gas fire fireplace, stairs, door to:

Kitchen 13'11" x 8'4" (4.24m x 2.54m)

Matching range of base and eye level units with round edged worktops, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, electric cooker, hardwood double glazed window to side, hardwood entrance door to side.

Bedroom 1 12'6" x 16'11" (3.81m x 5.16m)

Two hardwood double glazed windows to front, door to:

Landing

Door to:

Stairs.

Bedroom 2 17'7" x 14'3" (5.35m x 4.35m)

Hardwood double glazed window to rear.

Bathroom

Three piece coloured suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, hardwood frosted double glazed window to side.

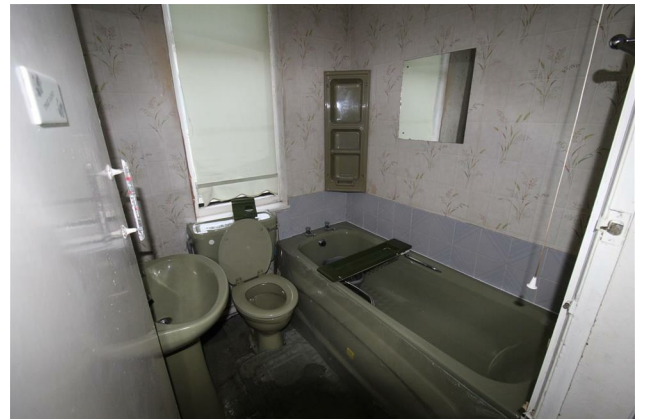
Bedroom 3 7'8" x 8'8" (2.34m x 2.64m)

Hardwood double glazed window to rear.

Loft Room 19'5" x 17'1" (5.92m x 5.21m)

Skylight.







Total area: approx. 162.6 sq. metres (1750.7 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 guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales	EU Directive 2002/91/EC	

