

REDMAN CASEY ESTATE AGENTS

7 Chorley New Road, Horwich, Bolton, Lancashire, BL6 7QJ



£120,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Shop / Office 21'11" x 14'0" (6.69m x 4.26m)

UPVC double glazed window to front, built-in under-stairs storage cupboard, ceiling with recessed spotlights, door to:

Hallway

Stairs to first floor, door to rear yard.

Landing

Storage cupboard.

Kitchen

UPVC double glazed window to rear, built-in over-stairs storage cupboard,

Bathroom

Fitted with a three piece suite

Lounge 13'0" x 14'0" (3.96m x 4.26m)

Two uPVC double glazed windows to front.

Landing

Built-in under-stairs storage cupboard, stairs to second floor landing, door to:

Bedroom 1 11'9" x 14'0" (3.59m x 4.26m)

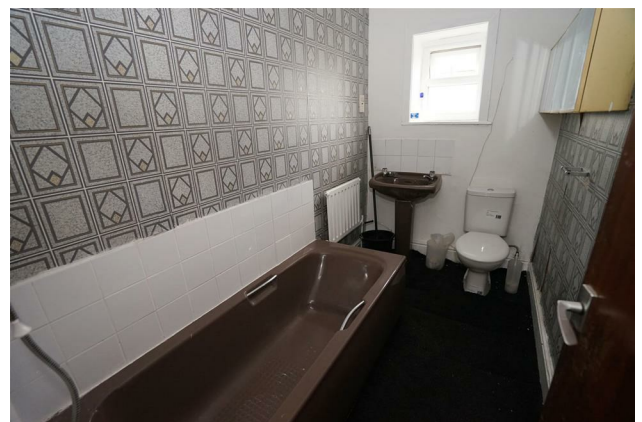
Skylight, vaulted ceiling, door to storage cupboard,

Bedroom 2 13'0" x 14'0" (3.96m x 4.26m)

UPVC double glazed dormer window to front.

Outside

Rear, enclosed by stone wall and timber fencing to rear and side, concrete hard standing and courtyard, rear gated access.





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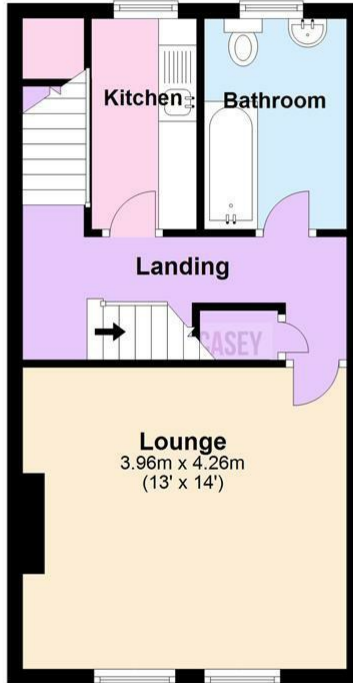
Ground Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



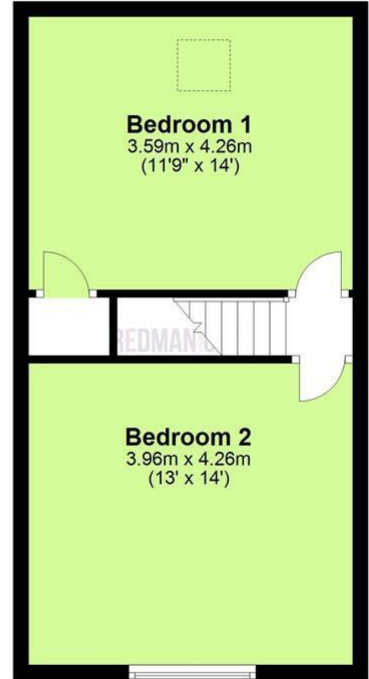
First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Second Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 103.8 sq. metres (1117.6 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

