REDMAN CASEY ESTATE AGENTS

51 Mary Street East, Horwich, Bolton, BL6 7JS

Offers Over £140,000

Well presented two double bedroom mid terraced property, ideal first purchase or in deed buy to let investment with a rental potential of around £775- 795 pcm achievable. Offering excellent accommodation with spacious reception rooms, fitted kitchen, two double bedrooms and bathroom fitted with a modern three piece white suite. Benefitting from gas central heating and double glazing the property also offers off road parking to the rear for a small car and or large paved patio area enclosed by fencing. Ideally located for access to local shops schools and Horwich town centre, the property is sold with no chain and vacant possession and viewing is essential to appreciate all that is on offer.

- Two Double Bedrooms
- Dining Area open to Fitted Kitchen
- Courtyard with Off Road Parking
- EPC Rating D
- Spacious Lounge
- Generous Modern Bathroom
- No Chain Vacant Possession
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally positioned for access to local amenities, shops, schools and Horwich town centre along with Rivington country park on the doorstep this well presented and deceptively spacious mid terraced offers excellent accommodation which comprises : Vestibule, lounge, dining room open plan to fitted kitchen. To the first floor there are two double bedrooms, and a generous bathroom fitted with a three piece modern white suite. Outside there are small gravelled garden area to the front and large paved courtyard to the rear with access for a small car to park off road. The property is sold with no chain and vacant possession. Viewing essential to appreciate all that is on offer.

Vestibule
Ceramic tiled flooring, double glazed entrance door, door to:

Lounge 11'5" x 13'9" (3.49m x 4.19m)
UPVC double glazed bay window to front, living flame effect electric fire with feature surround, radiator, laminate flooring, wall light(s), coving to ceiling, double door to:

Kitchen/Diner 21'5" x 13'9" (6.52m x 4.19m)
Fitted with a matching range of oak fronted base and eye level units with drawers and cornice trims, breakfast bar, wine rack, glazed display units, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, laminate vinyl flooring, wall light(s), wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Hall
Stairs to first floor landing.

Landing
Door to:

Bedroom 1 11'8" x 13'9" (3.56m x 4.19m)
UPVC double glazed window to front, double radiator.

Bedroom 2 13'3" x 8'5" (4.05m x 2.56m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to two walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside
Front garden, enclosed by dwarf brick wall to front and side

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with gravelled area, paved pathway leading to front entrance door and mature flower and shrub borders.
Rear courtyard, enclosed by timber fencing to rear and sides, large paved sun patio, rear gated access for vehicle.

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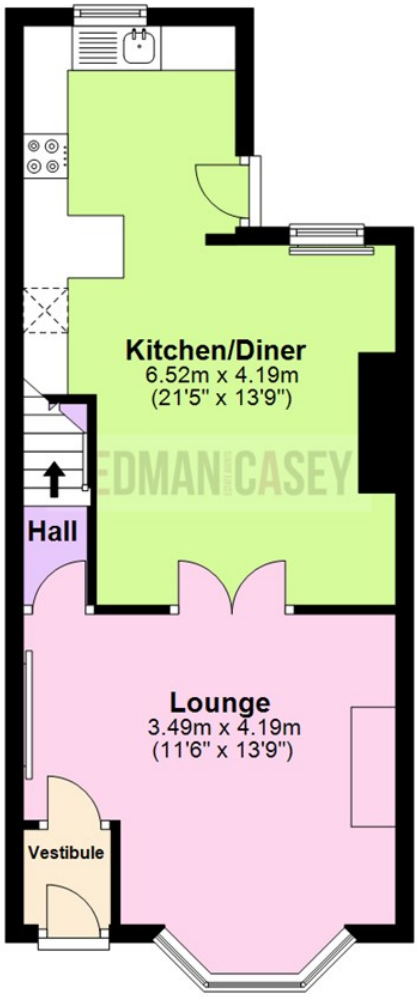
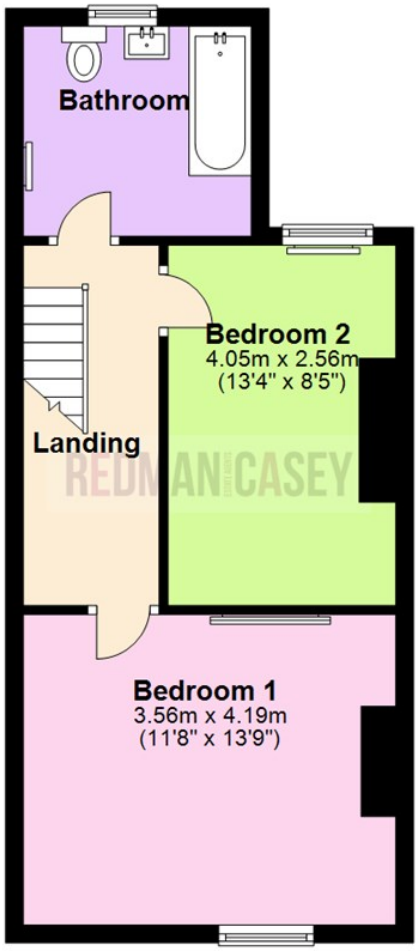
Ground Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



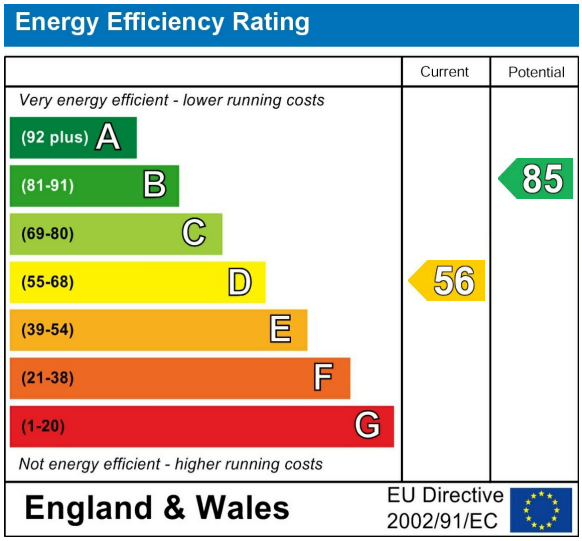
First Floor

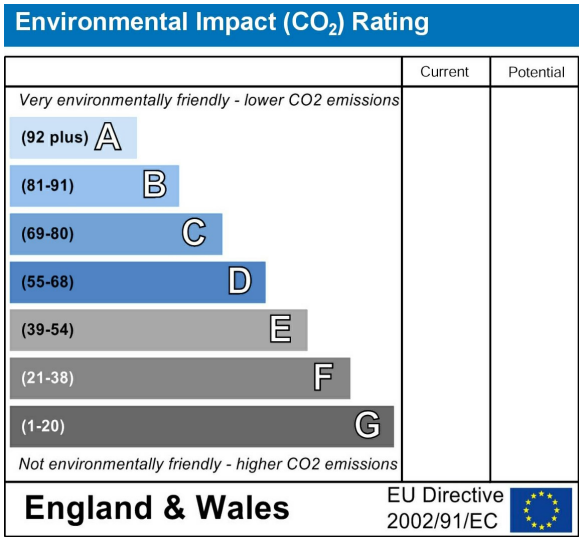
Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 76.8 sq. metres (826.4 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.





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