REDMAN CASEY ESTATE AGENTS

22 George Street, Horwich, Bolton, Lancashire, BL6 6BH

Asking Price £145,000

A traditional terraced residence in quaint conservation area offered with no onward chain over three levels with lobby, utility, breakfast kitchen, lounge, basement area, landing, two double bedrooms and four piece bathroom. Externally patio and yard areas to front and rear.

- Freehold
- No Chain
- Conservation Area
- Viewing Highly Recommended
- Basement & Utility
- 2 Bedrooms
- Good Decorative Order Throughout

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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OPEN DAY SUNDAY 29TH SEPT 1 - 4PM NO APPOINTMENT REQUIRED TO VIEW** Positioned on George Street this well presented terraced residence in a conservation area and offered with no onward chain offering flexible and versatile living accommodation briefly comprising, entrance lobby, utility, breakfast kitchen, lounge, useful basement area, landing, two double bedrooms and four piece bathroom suite. Externally traditional yard and patio to front and rear. The property also benefits from gas central heating and double glazed windows. The property is set within easy reach to the village centre of Horwich offering a wealth of shops, cafes, local businesses and restaurants. Also within proximity Middlebrook retail park, motorway access, train station and regarded schools. For the ramblers Rivington Pike, Winter Hill and Rivington Barn are within reach. The property is in good decorative order throughout with early viewing highly recommended.

Lobby
Traditional entrance door to lobby with quarry style floor, door to utility, door to kitchen breakfast room.

Kitchen/Breakfast Room 12'4" x 13'7" (3.77m x 4.13m)
Access to kitchen breakfast room offering a range of fitted wall and base units with contrasting butchers block effect work surfaces & splash back tiling, inset Belfast style sink, space for range cooker, plumbed for dishwasher, wood style flooring, access to staircase to basement and landing, door to lounge, window to rear elevation.

Utility 5'5" x 5'7" (1.65m x 1.69m)
Access from the lobby to utility area with plumbing for washing facilities fitted units, single drainer sink, power points, wall mounted gas fired central heating boiler, window to rear aspect.

Lounge 12'4" x 10'9" (3.77m x 3.28m)
.Access to lounge with window top front elevation, power points, wall mounted radiator, door to front aspect, feature fireplace with ornate surround.

Basement
Stairs from breakfast kitchen to basement with window, power points, light and providing a useful multi functional space.

Landing
Stairs rise to first floor landing, doors lead to further accommodation, Loft access (boarded with pull down ladder)

Bedroom 1 12'4" x 10'9" (3.77m x 3.28m)
Accessed from the landing to master bedroom with space for free standing or built in wardrobes, window to front elevation, power points, wall mounted radiator.

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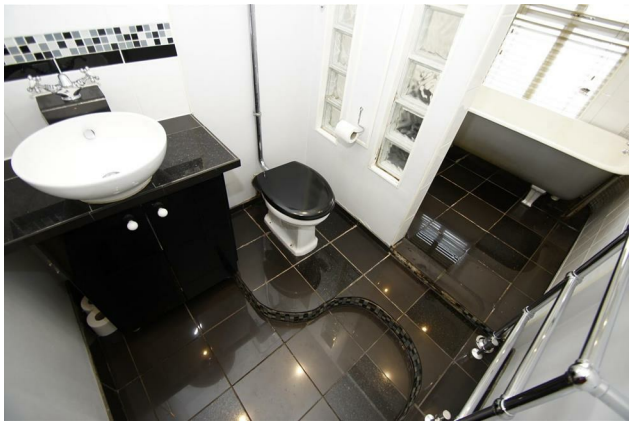
Bedroom 2 9'6" x 13'7" (2.90m x 4.13m)
Another good sized double room with window to rear aspect, power points, spaces for bedroom furniture, wall mounted radiator.

Bathroom
Access from landing to bathroom with vanity wash basin with under storage, low level W.C. tiled elevations, tiled floor, wall mounted radiator, access to bathroom area.

Bathroom area
Free standing bath, wall mounted shower, frosted window, tiled floor, tiled elevations.

Outside
Traditional yard area to rear with brick built storage shed.

To the front a stone flagged patio area.



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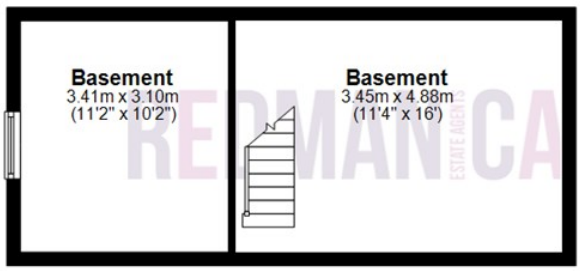
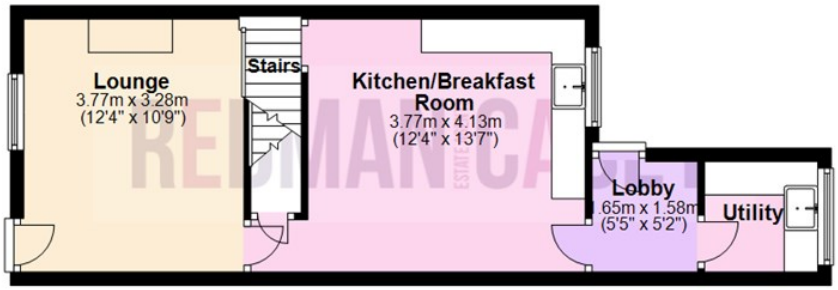
Basement

Approx. 27.9 sq. metres (300.0 sq. feet)



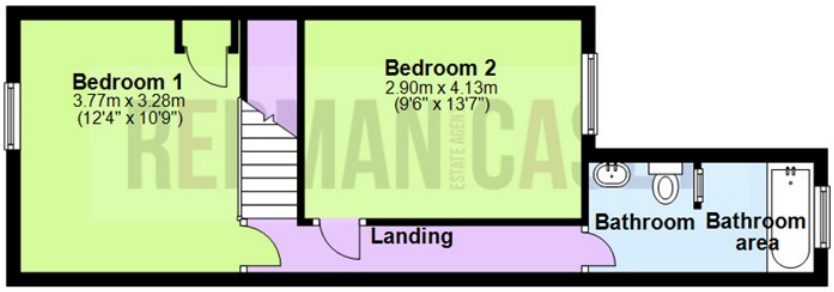
Ground Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



First Floor

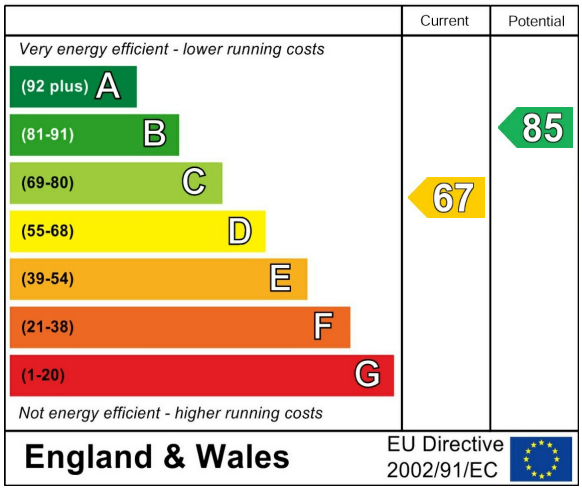
Approx. 37.3 sq. metres (401.0 sq. feet)



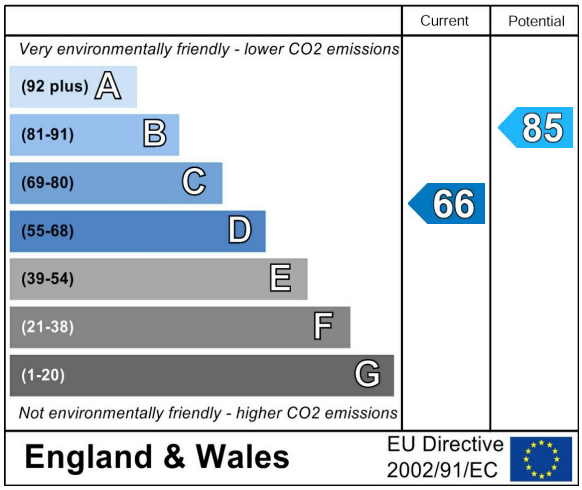
Total area: approx. 102.4 sq. metres (1102.0 sq. feet)

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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