REDMAN CASEY ESTATE AGENTS

76 Wright Street, Horwich, Bolton, BL6 7HY

Offers In The Region Of £140,000

Spacious mid terraced property located within the heart of Horwich village centre, offering spacious accommodation with conversion to the loft providing extra space. The property is in need of updating throughout and is sold with no chain and vacant possession. 2 reception rooms, kitchen, two bedrooms and large wet room to first floor and loft bedroom with regulations to second floor. Small garden to front and enclosed courtyard to rear.

- Mid Terraced in Need of Renovation
- Kitchen
- Wet Room
- EPC Rating TBC
- 2 Reception Rooms
- 2 Bedrooms to First Floor
- Loft Bedroom with Building Regs
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located in the centre of Horwich village this mid terraced property, requiring updating throughout this offers potential for someone to put their own mark on it. Comprising : Hallway, lounge, dining room and kitchen, there are two double bedrooms to the first floor and a large wet room, to the second floor there is a loft bedroom with building regulations. Outside there are small gardens to the front and to the rear is a courtyard with paved area. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

Porch
Part glazed entrance door, door to:

Hallway
Stairs to first floor landing, door to:

Dining Room 12'11" x 15'2" (3.94m x 4.62m)
UPVC double glazed window to rear, fireplace, built-in under-stairs storage cupboard, twoopen plan, door to:

Lounge 13'3" x 11'8" (4.03m x 3.56m)
UPVC double glazed bay window to front, fireplace.

Kitchen 11'5" x 7'11" (3.47m x 2.41m)
Base and eye level cupboards with contrasting round edged worktops, twin bowl sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to rear, hardwood aluminium double glazed window to side, uPVC door to rear.

Landing
Door to:

Bedroom 1 12'11" x 9'8" (3.94m x 2.95m)
Sealed unit double glazed window to rear, built-in double storage cupboard with shelving, double door, door to:

Bedroom 2 8'0" x 15'1" (2.44m x 4.59m)
UPVC double glazed window to front, twobuilt-in single wardrobe(s), door to:

Hallway
Stairs.

Wet Room
Three piece coloured suite comprising tiled shower area with electric shower over, pedestal wash hand basin with tiled splashback, low-level WC and full height ceramic tiling to three walls, electric fan heater, frosted sealed unit double glazed window to rear, frosted sealed unit double glazed window to side.

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Loft Bedroom 8'5" x 15'1" (2.56m x 4.59m)
Threedouble glazed velux skylight, vaulted ceiling with recessed spotlights.

Outside
Front garden, enclosed by dwarf brick wall to front and sides with mature flower and shrub borders, paved pathway leading to front entrance door.
Private rear, brick wall to rear and sides, paved sun patio, rear gated access.

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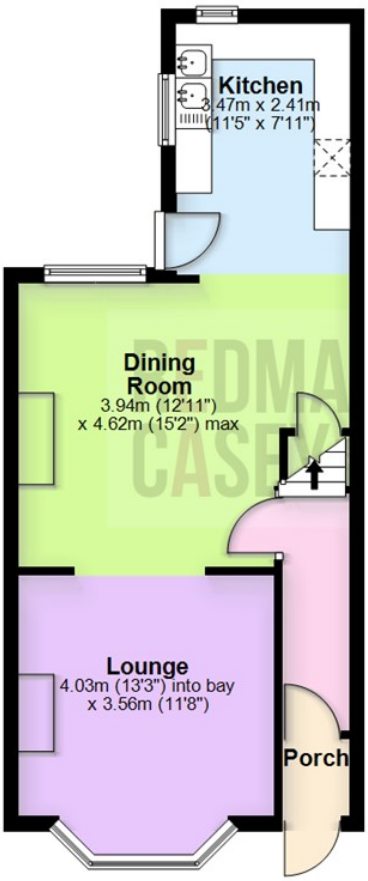
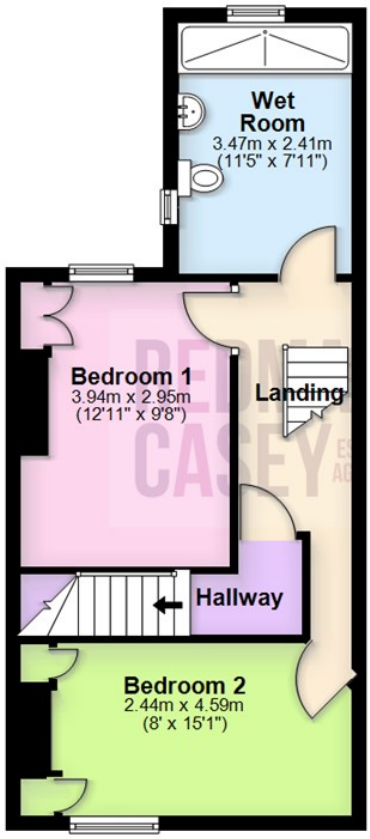
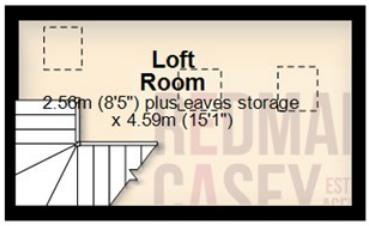
Ground Floor
Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.8 sq. feet)



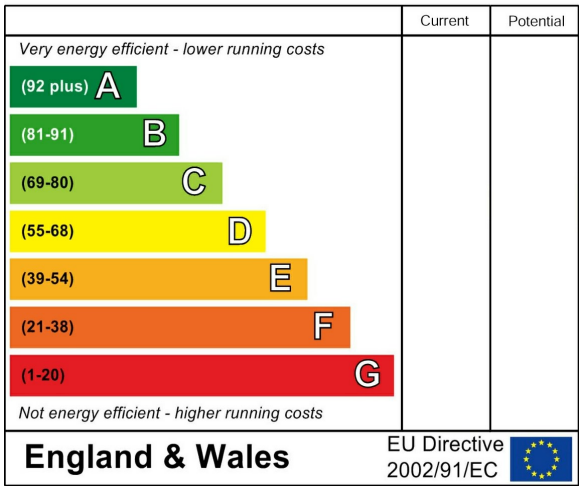
Second Floor
Approx. 11.8 sq. metres (126.5 sq. feet)



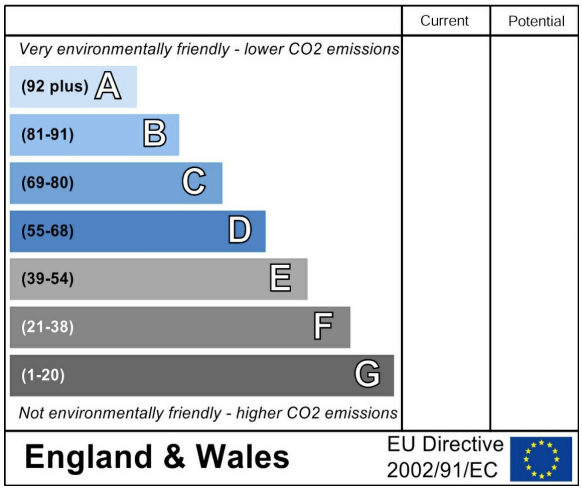
Total area: approx. 97.2 sq. metres (1046.3 sq. feet)

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



Environmental Impact (CO_2) Rating



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