REDMAN CASEY ESTATE AGENTS

53 Normanby Street, Morris Green, Bolton, BL3 3QR

Offers Around £140,000

Two bedroom mid terraced property currently rented on a AST at £550 PCM.
This property is situated in a residential location close to schools, shops, and all local amenities.
Benefiting from gas central heating and double glazing, garden space to rear. This spacious property is recommended for viewing to appreciate the location and condition.

- Investment Opportunity
- Two Bedroom
- Garden To Rear
- Council Tax Band A
- Currently Rented On AST
- Gas Central Heating
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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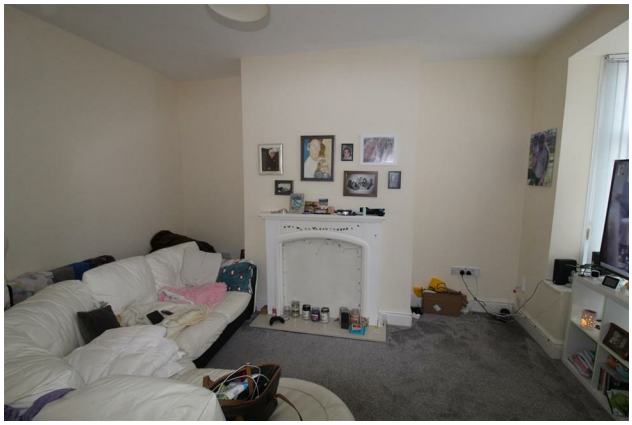
Investment
Two bedroom mid terraced property well maintained and situated in a popular residential location close to local schools , shops and local amenities. The property comprises:- Entrance porch, lounge, kitchen diner, to the first floor there are two double bedrooms and a family bathroom. To the outside at the rear there is a enclosed garden with a patio seating area. The property benefits from double glazing and gas central heating. Viewing of this property is recommended to appreciate the space and location of this property.

Inner Porch
UPVC double glazed entrance door to front, door to:



Lounge 13'8" x 16'5" (4.16m x 5.00m)
UPVC double glazed window to front, double radiator, two doors.

Kitchen/Diner 11'8" x 16'5" (3.55m x 5.00m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and round edged worktops, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed box window to rear, radiator, stairs, uPVC double glazed entrance door to rear, door to:

Bedroom 1 13'11" x 16'5" (4.24m x 5.00m)
Two uPVC double glazed windows to front, Storage cupboard, fitted with a range of wardrobes with hanging rail, shelving, overhead storage and drawers, double radiator, two double doors, door to:

Bedroom 2 11'8" x 8'3" (3.55m x 2.51m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, uPVC opaque double glazed window to rear, radiator, full height panelling laminate.

Landing
Door to:

Outside Rear
Enclosed garden area with patio seating area.

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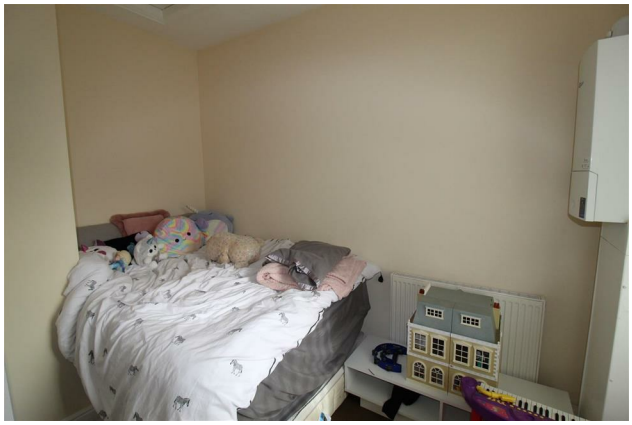

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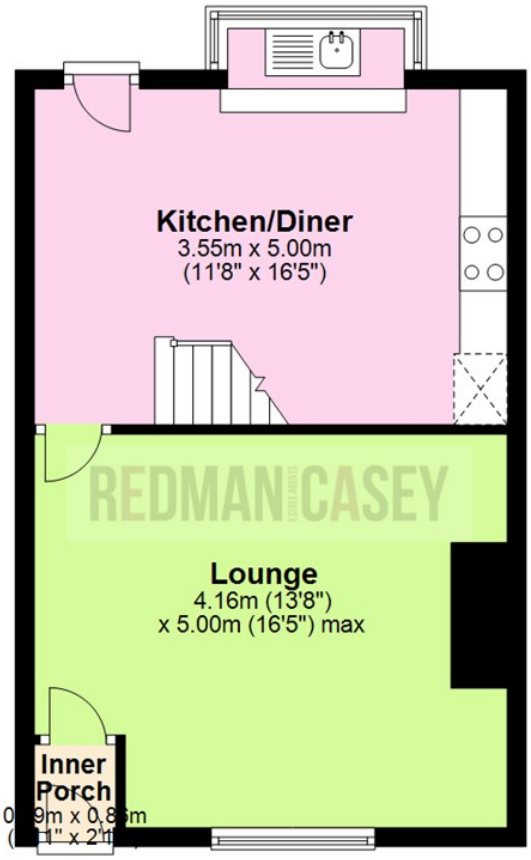
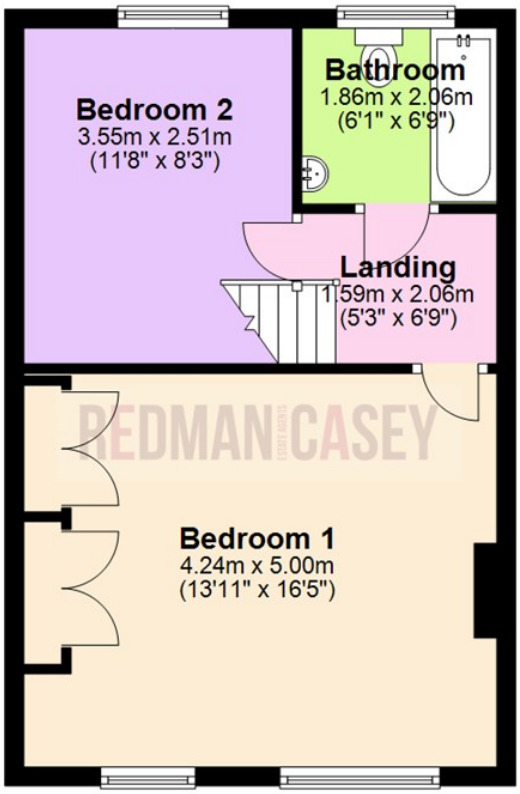
Ground Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



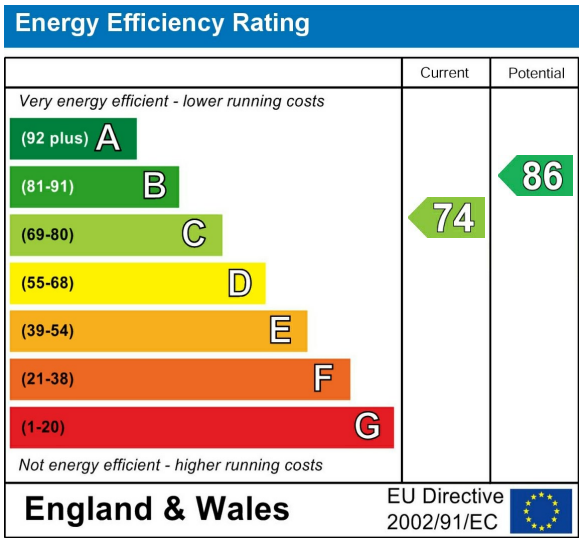
First Floor

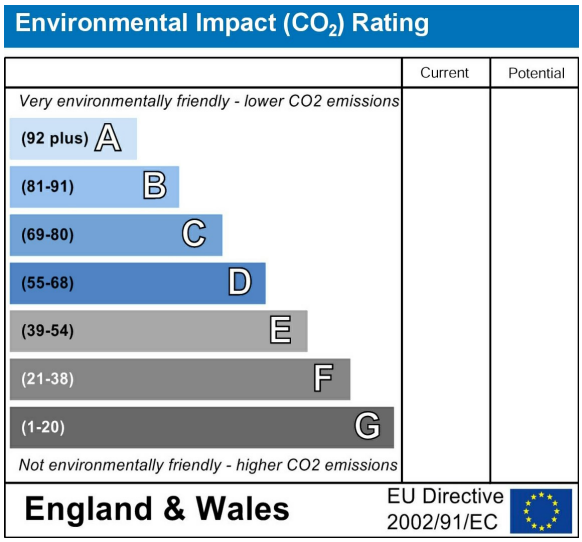
Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 77.9 sq. metres (838.4 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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