REDMAN CASEY ESTATE AGENTS

36 Dickinson Street West, Horwich, Bolton, Greater Manchester, BL6 7JN

Offers In The Region Of £145,000

Two bedroom well presented mid terraced property ideal for first time buyer or buy to let landlord (Potential to let at £750-795 PCM) Situated within walking distance of Horwich own centre close to all local amenities, shops, schools and transport links for road and rail. The property offers generous accommodation with spacious reception room, fitted dining kitchen, well equipped modern bathroom and large yard to rear, with off road parking and storage. New damp proof installed with certificate. No chain and vacant possession. Viewing essential.

- 2 Bedrooms
- Newly Installed Damproof Course
- Off Road Parking
- EPC Rating D
- uPVC Double Glazing
- Spacious Lounge
- No Chain
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy access of Horwich town centre this two bedroom mid terrace property offers excellent accommodation for a first time buyer or buy to let landlord. The property comprises :- Porch, lounge, dining kitchen with built in appliances. To the first floor there are two bedrooms and bathroom fitted with a modern three piece white suite. Accessed from bedroom to there is a useful loft room boarded out ideal as a storage room or office. Outside to the rear is a hard standing courtyard with brick built storage shed and access for car for off road parking. The property benefits from gas central heating and double glazing along with a new damp proof installed with certificate. and is sold with no chain and vacant possession. Viewing advised. Ideal first purchase or buy to let investment with a potential rent of around £750 - 795 PCM. New damp proof installed with certificate.

Porch
Door to:

Lounge 13'1" x 13'1" (3.98 x 3.99)
UPVC double glazed window to front, wall mounted living flame effect electric fire, radiator, two wall lights, door to:

Kitchen 13'1" x 12'0" (3.98 x 3.66)
Fitted with a matching range of light oak base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, carpeted stairs to first floor landing, door.

Landing
Door to:

Bedroom 1 13'1" x 13'1" (3.98 x 3.99)
UPVC double glazed window to front, radiator.

Bedroom 2 7'9" x 9'0" (2.36 x 2.74)
UPVC double glazed window to rear, built-in boiler cupboard, housing gas combination serving heating system and domestic hot water, radiator, access to boarded and carpeted loft room via a pull down metal ladder.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over, mixer tap and glass screen, wall mounted wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside
Rear garden, enclosed by brick wall to rear and sides,

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concrete hard standing, rear gated access, brick-built storage shed.

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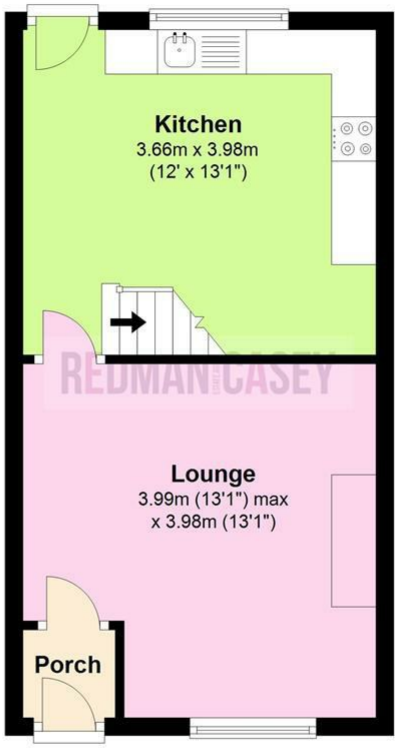
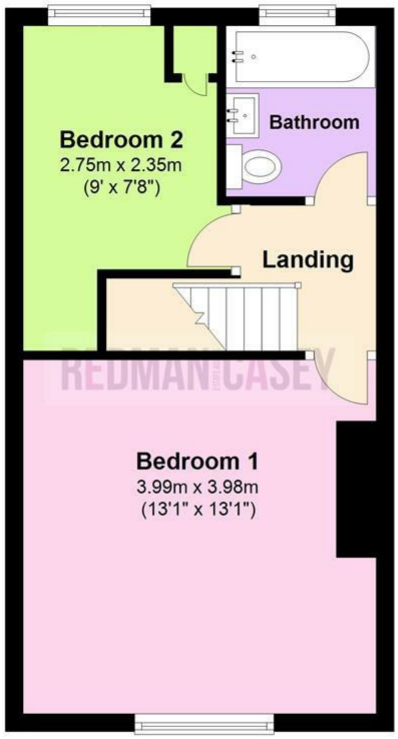
Ground Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



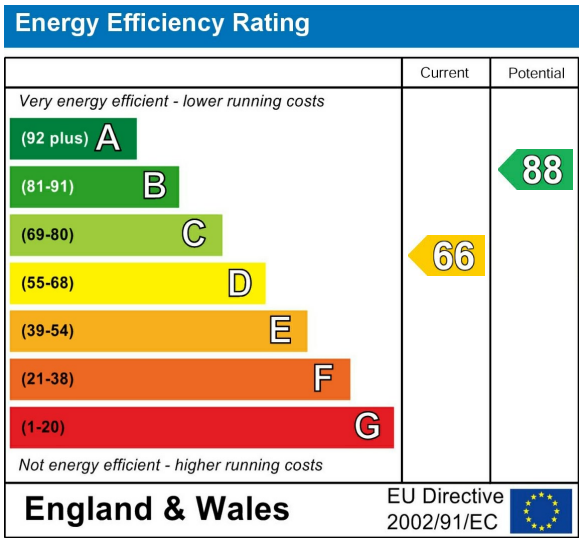
First Floor

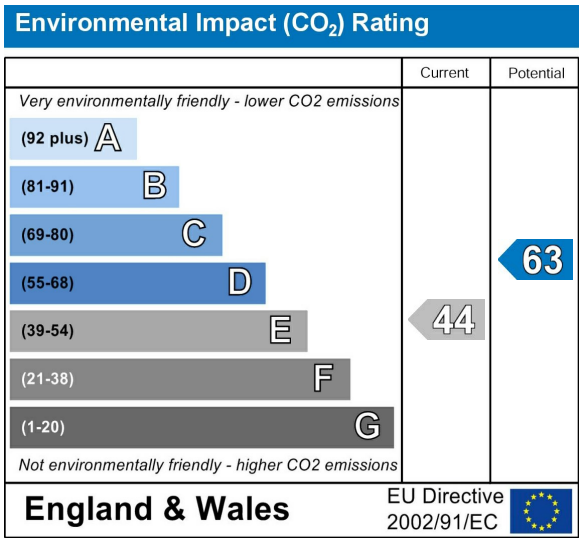
Approx. 28.6 sq. metres (308.3 sq. feet)



Total area: approx. 59.5 sq. metres (640.1 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.





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