REDMAN CASEY ESTATE AGENTS

10 St. Annes Road, Horwich, Bolton, Lancashire, BL6 7EJ

Offers In The Region Of £139,995

Deceptively spacious 2 double bedroom mid terraced property offering excellent accommodation with potential for conversion to three bedrooms. The property is offered for sale with no chain and vacant possession will be available. Two generous receptions plus kitchen, 2 double bedrooms plus bathroom with three piece white suite. gas central heated and double glazed. Viewing is essential to appreciate all that is on offer

- 2 Double Bedrooms Plus Office
- Kitchen
- Bathroom with 3 Piece Suite
- Viewing Essential
- Two Receptions Rooms
- Period Features
- EPC Rating TBC
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located and offering potential for conversion / expansion to create further bedroom accommodation. The property offers excellent accommodation with comprises :- Entrance porch with original tiled flooring and leaded light over door. Entrance hall, lounge with inset fire, dining room , kitchen. To the first floor there are two double bedrooms, office and bathroom fitted with a three piece white suite. Outside there is a small front garden with paved hard standing and to the rear is a courtyard enclosed with brick built storage shed and outside wc. Viewing is essential to appreciate all that is on offer.

Porch
Original terracotta tiled flooring, coving to ceiling, hardwood entrance door with original leaded light over, door to:

Hallway
Radiator, stairs to first floor landing, door to:

Lounge 12'2" x 12'2" (3.70m x 3.71m)
Window to front, fitted gas fire, double radiator, coving to ceiling, door to:

Dining Room 11'9" x 15'8" (3.57m x 4.78m)
UPVC double glazed window to rear, wall mounted gas fire, double radiator, door to built-in under-stairs storage cupboard.

Kitchen 6'9" x 7'10" (2.05m x 2.40m)
Fitted with a matching range of base units with drawers and worktop space, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, gas point for cooker, window to rear, window to side, ceramic tiled flooring, hardwood door to rear.

Landing
Radiator, door to:

Bedroom 1 12'1" x 16'0" (3.68m x 4.88m)
Two uPVC double glazed windows to front, radiator.

Bedroom 2 9'6" x 7'8" (2.90m x 2.33m)
UPVC double glazed window to rear, radiator.

Office 5'3" x 5'10" (1.59m x 1.78m)
Pull down ladder to useful loft space.

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

Outside
Front, enclosed by brick wall to front with paved hard standing, paved pathway leading to front entrance door.

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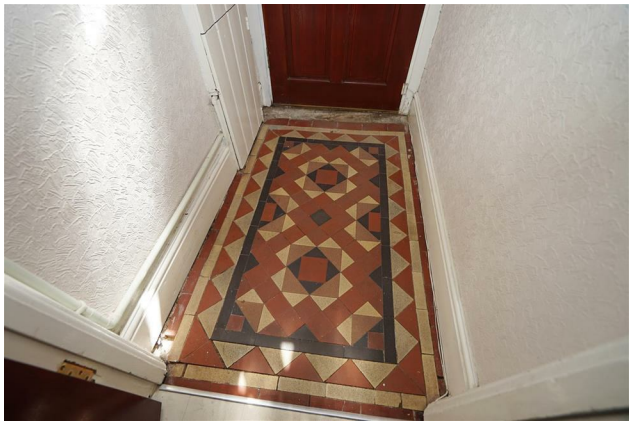
Rear, concrete hard standing, timber garden shed, enclosed by brick wall to rear and sides, brick built storage shed and outside wc.



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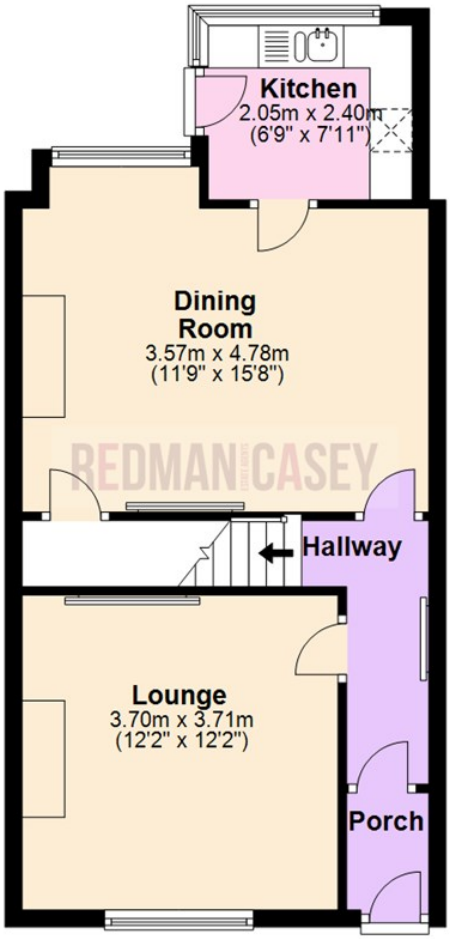
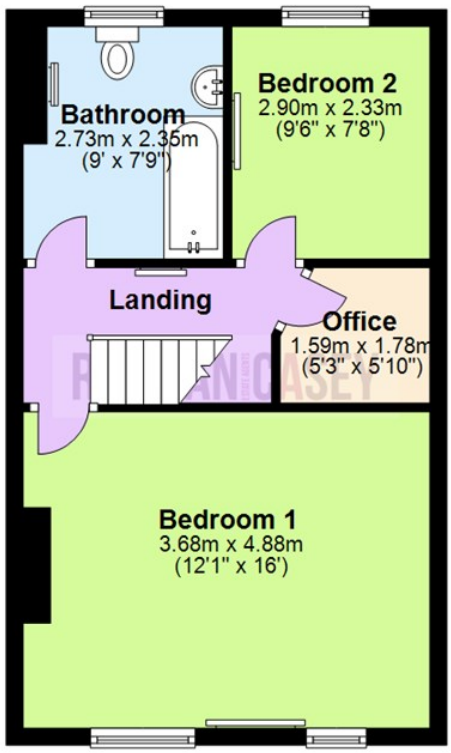
Ground Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



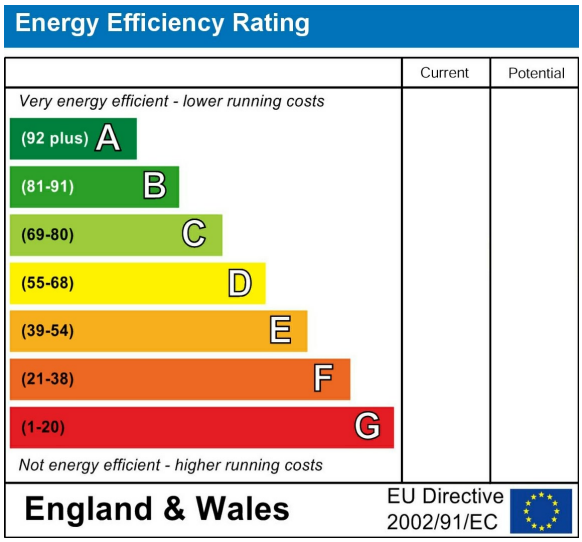
First Floor

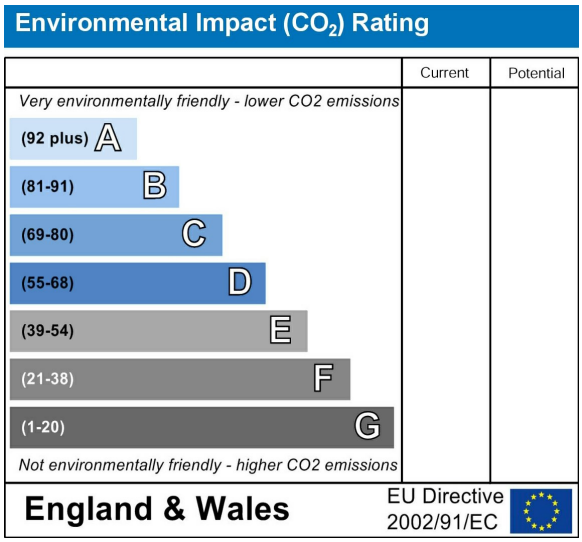
Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 85.6 sq. metres (921.0 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 guarantee unless specifically mentioned.
Plan produced using PlanUp.





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