REDMAN CASEY ESTATE AGENTS

# 26 Kirkby Road, Heaton, Bolton, BL1 4EG

## Offers In The Region Of £150,000

Well presented and deceptively spacious mid terraced property offering excellent accommodation with two reception rooms and kitchen extension two generous bedrooms and bathroom, outside space to front and rear and sold with no chain and vacant possession. Ideally located for access to local amenities, Bolton town centre, Queens park and transport links. Benefiting from gas central heating, uPVC double glazing and a reroof in 2024. Viewing is essential to appreciate all that is on offer

- Two Reception Rooms
- Fitted Kitchen
- Re Roof in 2024
- EPC Rating D
- Two Generous Bedrooms
- Gas Central Heated uPVC Double Glazed
- No Chain Vacant Possession
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two generous bedrooms, two reception room mid terraced property offered with vacant possession and no onward chain. Great condition throughout benefitting from a re roof in 2024 and gas central heating and uPVC double glazed throughout. The property comprises: Vestibule, lounge, sitting room and fitted kitchen. To the first floor there are two generous bedrooms and bathroom fitted with a modern white three piece suite. Outside there is a small gravelled garden to the front and a courtyard to the rear. Viewing is essential to appreciate all that is on offer.

**Vestibule**
UPVC double glazed entrance door, door to:

**Lounge 13'11" x 12'9" (4.25m x 3.88m)**
UPVC double glazed window to front, living flame effect electric fire with Adam style surround and marble effect inset and hearth, radiator, coving to ceiling, door to:

**Sitting Room 12'10" x 12'9" (3.91m x 3.88m)**
UPVC double glazed window to rear, radiator, coving to ceiling, stairs to first floor landing, open plan to:

**Kitchen 9'0" x 5'10" (2.74m x 1.79m)**
Fitted with a matching range of cream base and eye level units with drawers and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed door to rear.

**Landing**
Door to:

**Bedroom 1 12'0" x 12'9" (3.65m x 3.88m)**
UPVC double glazed window to front, two fitted double with hanging rails and shelving, radiator.

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

**Bedroom 2 14'10" x 6'3" (4.51m x 1.90m)**
UPVC double glazed window to rear, radiator, coving to ceiling.

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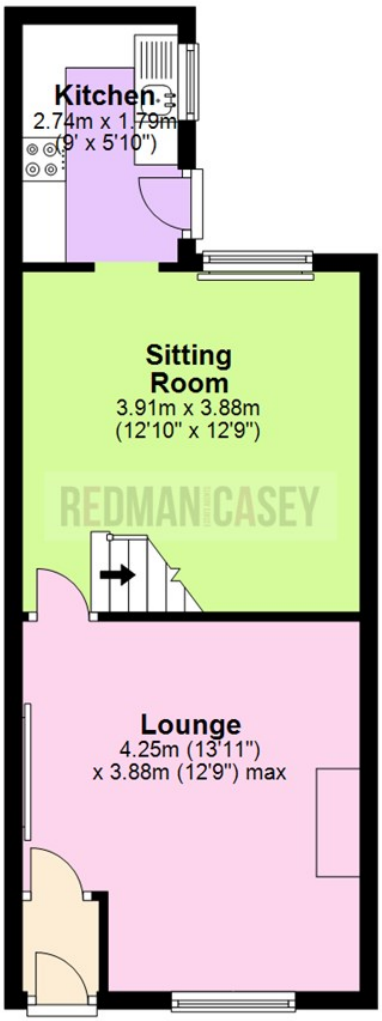
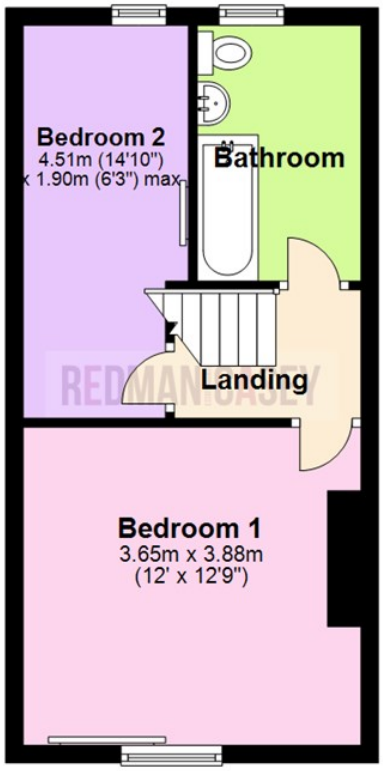
## Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)




## First Floor

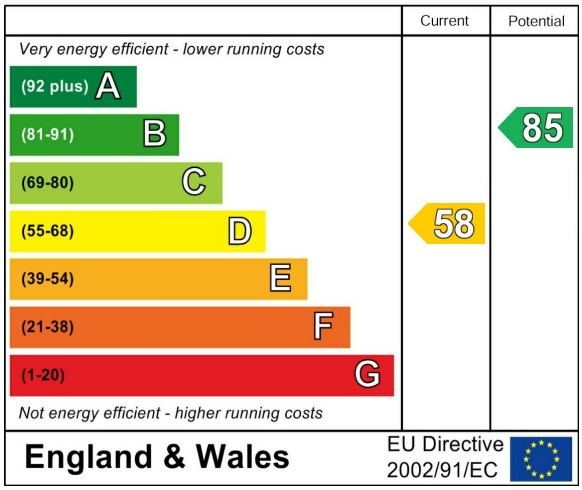
Approx. 32.0 sq. metres (344.9 sq. feet)



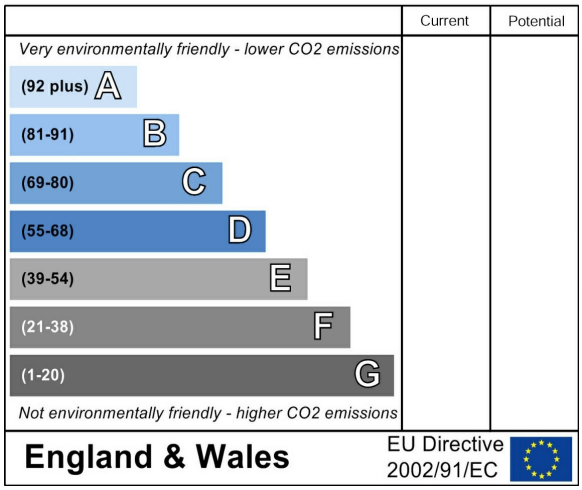

Total area: approx. 69.2 sq. metres (744.4 sq. feet)

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.

### Energy Efficiency Rating




### Environmental Impact ($CO_2$) Rating

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