REDMAN CASEY ESTATE AGENTS

183 Mornington Road, Heaton, Bolton, Greater Manchester, BL1 4EN

Offers Around £140,000

Two bedroom mid terraced property in a residential location, close to local schools shops and all local amenities. This spacious property benefits from double glazing, gas central heating, and is sold with vacant possession and no onward chain. Good transport links, small garden to front and enclosed rear yard would ideally suit investor or first time buyer as recently been updated.

- Two Bedroom
- Recently Modernised
- Double Glazing
- No Chain
- EPC Rating C
- Mid Terraced
- Gas Central Heating
- Vacant Possession
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Recently updated two bedroom mid terraced property in a popular residential location. Would suit either first time buyer or investor. The property is close to local schools, shops, all amenities including good transport links. The property comprises-: Lounge, dining kitchen two bedrooms upstairs and a family bathroom. The property is garden fronted and enclosed garden to the rear. Benefitting from double glazing, gas central heating and the added benefit of being sold with vacant possession and no onward chain. Viewing recommended to appreciate the condition and all that is on offer.

Lounge 12'6" x 14'4" (3.81 x 4.36)
UPVC double glazed window to front, radiator, laminate flooring, ceiling with recessed spotlights, :

Hall
Stairs to first floor landing, :

Kitchen/Breakfast Room 12'6" x 10'9" (3.81 x 3.27)
Fitted with a matching range of modern coloured base and eye level units, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, double radiator, laminate flooring, uPVC double glazed door to rear, door.

Landing
Door to:

Bedroom 1 12'6" x 14'4" (3.81 x 4.37)
UPVC double glazed window to front, double radiator.

Bedroom 2 6'7" x 8'2" (2.01 x 2.49)
UPVC double glazed window to rear, radiator, door to built-in over-stairs storage cupboard.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen, pedestal 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.

Front
Frontage, enclosed by dwarf brick wall, fencing and mature hedge to front and sides, paved courtyard, paved pathway leads to front entrance door, wrought iron gated access.

Rear
Rear gardens, enclosed by brick wall to rear and sides, gated access, large paved sun patio.

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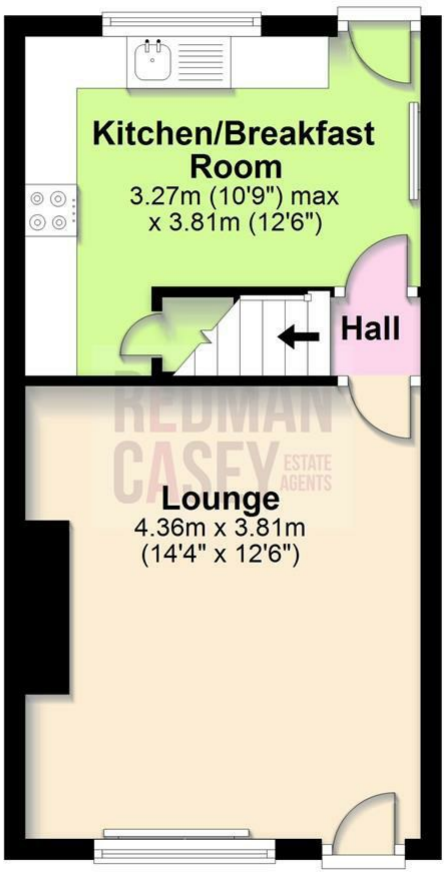
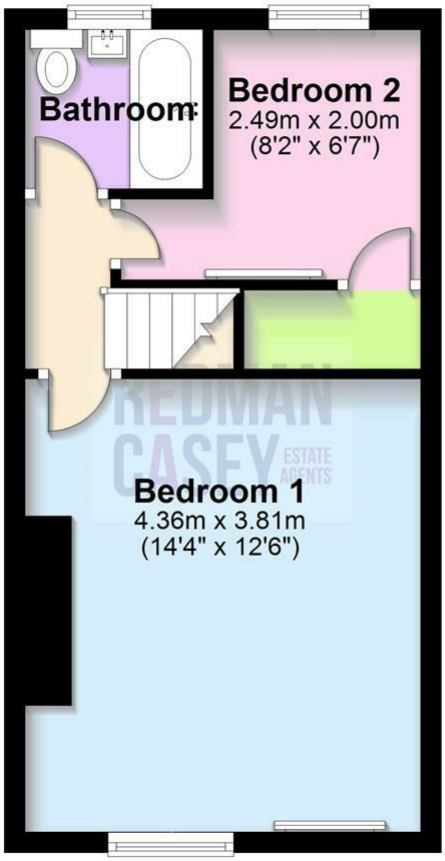
Ground Floor

Approx. 29.4 sq. metres (316.6 sq. feet)

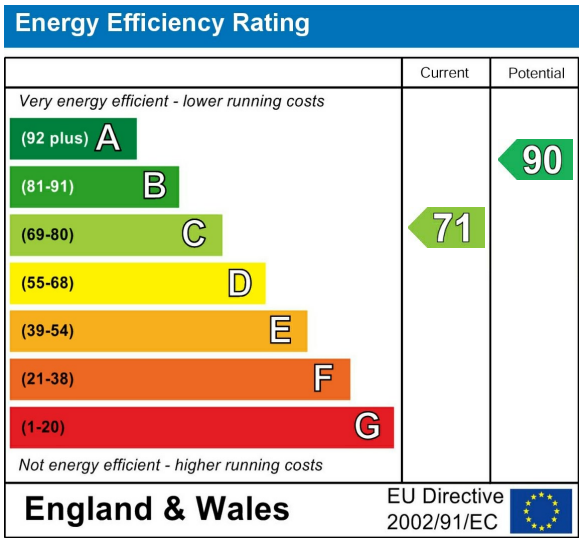


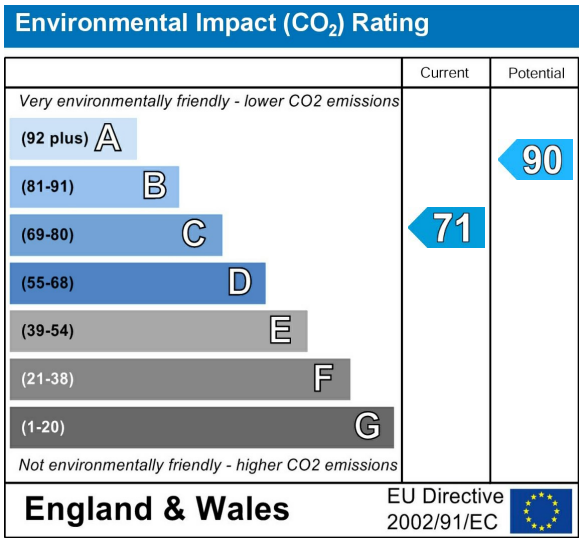
First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



Total area: approx. 59.1 sq. metres (635.7 sq. feet)





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