REDMAN CASEY ESTATE AGENTS

100 Mornington Road, Heaton, Bolton, Lancashire, BL1 4ED

Offers In The Region Of £115,000

Deceptively spacious 3 double bedroom mid terraced property offering superb accommodation for a family or potential for conversion to HMO or Bedsits. Two large reception rooms with separate hallway access, kitchen with potential fro extension to the rear. Two double bedrooms and bathroom to the first floor and a further double bedroom to the second floor. Gardens to front and courtyard to the rear. In need of renovation and sold with no chain and vacant possession. Viewing highly recommended.

- Two Large Receptions
- In Need of Renovation
- Vacant Possession
- Three Double Bedrooms
- No Chain
- EPC Rating E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, shops and schools this large and deceptively spacious mid terraced property offers excellent and flexible accommodation which comprises :- Entrance porch, hallway, lounge, separate sitting room, kitchen. To the first floor there are two large double bedrooms and a bathroom fitted with a three piece suite. To the second floor there is a further double bedroom. Outside there is a garden to the front and courtyard to the rear offering potential for a kitchen extension. The property would suit a family or could offer potential for a conversion to a HMO or bedsits. Sold with no chain and vacant possession this is one not to be missed.

Porch
Door to:

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

Lounge 13'9" x 11'2" (4.18m x 3.40m)
UPVC double glazed box window to front, fitted gas fire, double radiator, picture rail, coving to ceiling.

Sitting Room 14'10" x 11'11" (4.52m x 3.63m)
UPVC double glazed window to rear, fitted gas fire with tiled surround, radiator, coving to ceiling, door to:

Kitchen 7'9" x 6'11" (2.37m x 2.11m)
Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, door to rear.

Landing
Stairs to second floor, door to:

Bathroom
UPVC frosted double glazed window to rear, built-in boiler cupboard, housing gas boiler serving heating system and domestic hot water, double radiator, door to:

Bedroom 2 16'2" x 9'2" (4.93m x 2.79m)
UPVC double glazed window to rear, fireplace with cast iron surround, wall mounted gas convection heater.

Bedroom 1 10'6" x 15'0" (3.20m x 4.57m)
UPVC double glazed window to front, built-in storage cupboard, double radiator, door.

Landing
Door to:

Bedroom 3 12'8" x 12'1" (3.85m x 3.69m)
Skylight to rear, built-in storage cupboard, door.

Outside

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Frontage, enclosed by dwarf brick wall and fencing to front and sides with paved pathway leading to front entrance door and mature flower and shrub borders, wrought iron front gate.
Rear, enclosed by brick wall and timber fencing to rear and sides, paved hard standing, rear gated access.

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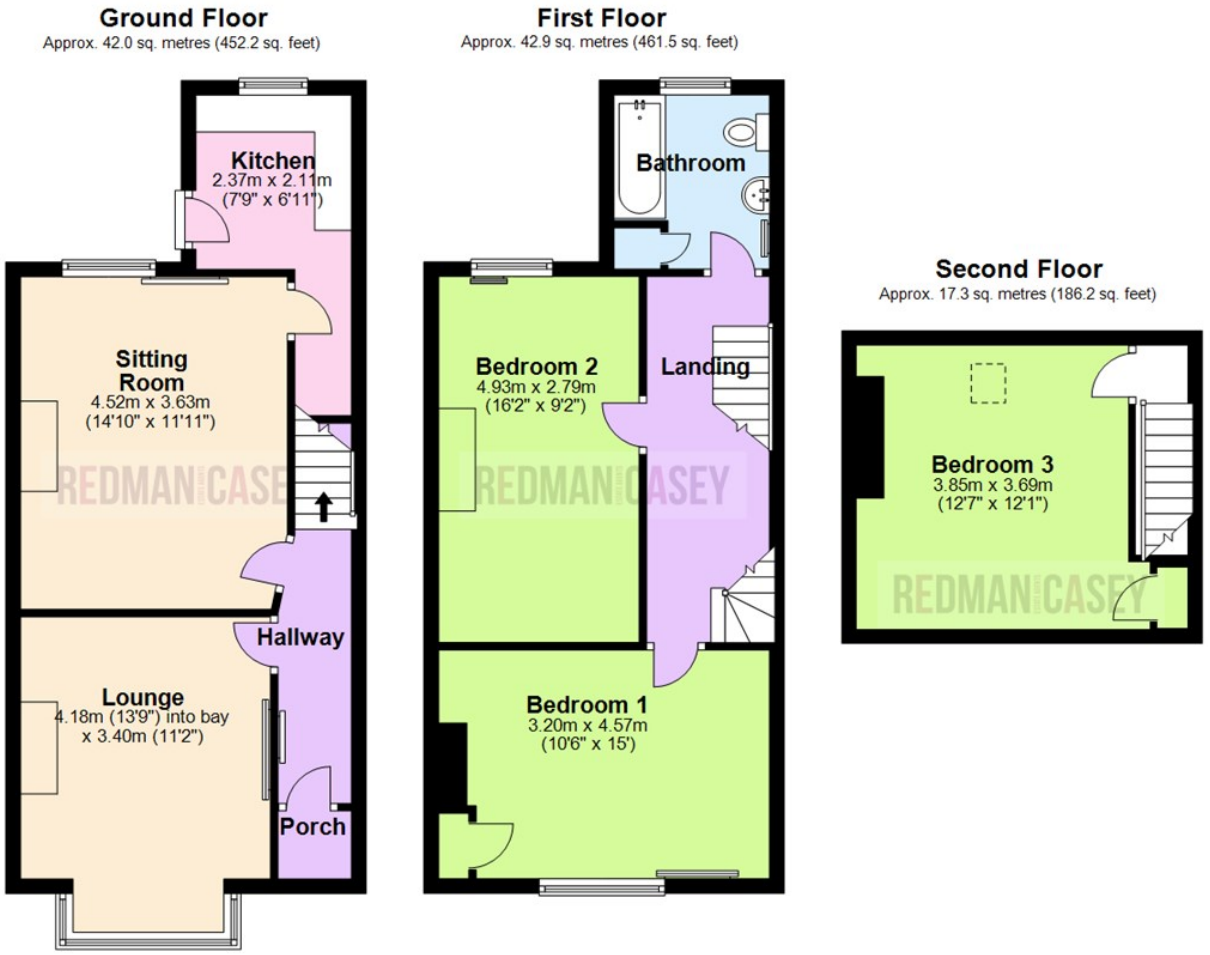
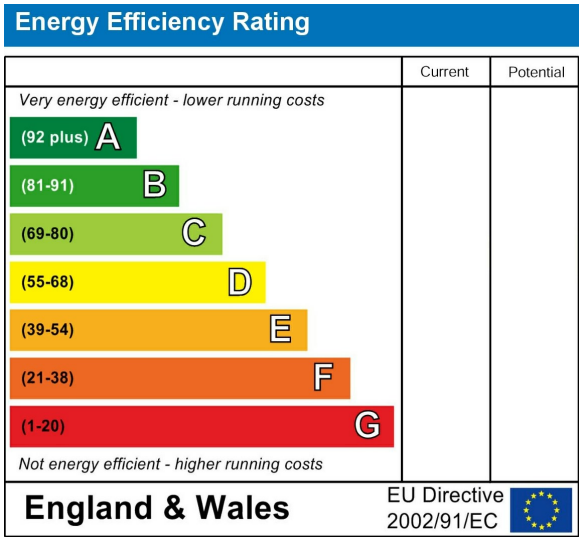
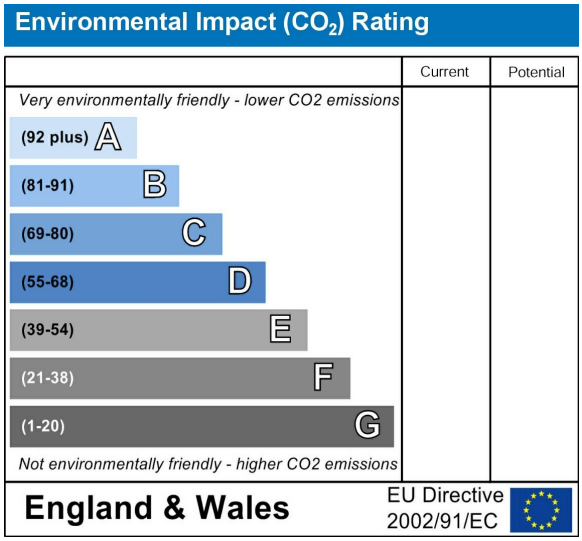


Total area: approx. 102.2 sq. metres (1099.9 sq. feet)

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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