

# REDMAN CASEY ESTATE AGENTS

213 Lee Lane, Horwich, Bolton, Greater Manchester, BL6 7JJ



**£126,000**

Situated just a few minutes walk from Horwich Town Centre with all its amenities is this well presented two bedroom mid terrace property. The spacious accommodation comprises: vestibule, lounge, dining kitchen, two bedrooms and three piece family bathroom with shower over bath. Externally there is a small front garden and a pleasant yard to the rear.

- Two Double Bedrooms
- Vacant Possession
- EPC Rating - C
- Ideal Investment/1st Time Buy
- Convenient for town centre amenities
- Close to Rivington



**\*\*REDUCED\*\*VACANT POSSESSION\*\*** Ideally located for access into Horwich Town Centre with all its amenities is this well presented two bedroom mid terrace property. The spacious accommodation comprises: vestibule, lounge, dining kitchen, two bedrooms and three piece family bathroom with shower over bath. Externally there is a small front garden and a pleasant yard to the rear. Viewing is strictly by appointment only via the office

### **Porch**

Entrance door, door to:

### **Lounge 14'1" x 13'0" (4.28m x 3.96m)**

UPVC double glazed window to front, radiator, open plan to:

### **Kitchen/Dining Room 14'7" x 13'0" (4.45m x 3.96m)**

Fitted with a matching range of base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, space for fridge, built-in electric fan assisted oven, four ring gas hob with extractor hood over, built-in under-stairs storage cupboard, radiator, stairs, uPVC double glazed door to rear.

### **Landing**

Door to:

### **Bedroom 1 14'0" x 13'0" (4.27m x 3.96m)**

UPVC double glazed window to front, built-in double storage cupboard, radiator.

### **Bedroom 2 14'8" x 7'6" (4.46m x 2.29m)**

UPVC double glazed window to rear, radiator.

### **Bathroom**

Fitted with three piece white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to rear.

### **Outside**

Front garden, enclosed by dwarf wall to front and sides, paved hard standing, front gated access.

Rear, concrete hard standing and courtyard, rear gated access, brick-built storage shed, enclosed by brick wall to rear and sides.



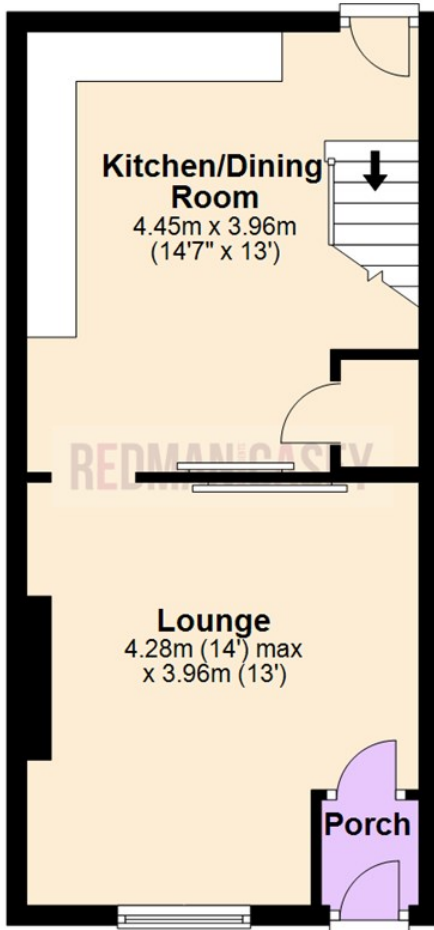


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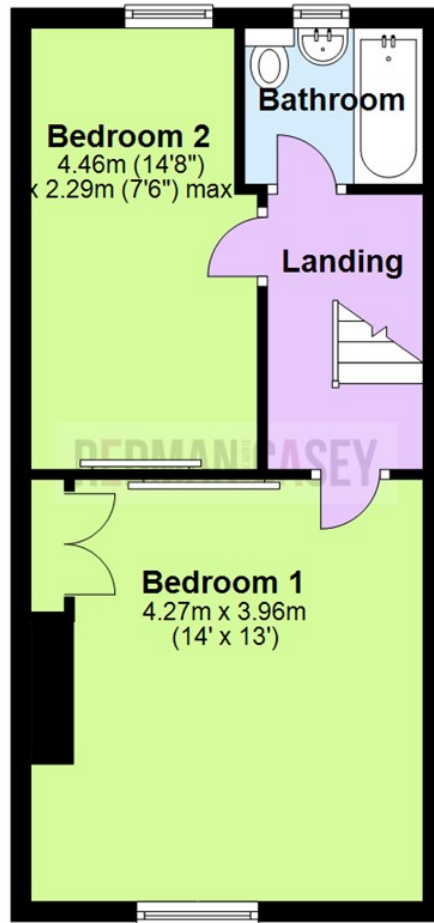
## Ground Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



## First Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



Total area: approx. 70.0 sq. metres (753.3 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	88
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	71	90
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

