REDMAN CASEY ESTATE AGENTS

1 Henrietta Street, Deane, Bolton, BL3 4HL

Offers Over £145,000

Two bedroom semi detached property, situated in a very popular residential location, close to local shops, schools, local amenities and transport links. This spacious home has room to extend with the correct permissions when applied for. Benefits from double glazing, gas central heating, garage, and is sold with vacant possession and no onward chain. Viewing is recommended to appreciate the potential and condition.

- 2 Bedroomed Semi Detached
- Garage
- Vacant Possession
- Council Tax Band A
- Off Road Parking
- Double Glazing
- EPC Rating D
- Freehold

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Two bedroom semi detached property located in a very popular residential and popular location, Close to local schools, shops, transport links and all local amenities. This property comprises:- Entrance hall, lounge, kitchen diner, rear porch, WC. Garage. to the first floor there are two bedrooms and a family bathroom. This property also benefits from double glazing, gas central heating, garage, off road parking, and gardens to front and rear. Sold with vacant possession and no onward chain, viewing is essential to appreciate the potential to extend and the location, condition and all on offer with this property.

Hall
Radiator, stairs,:

Lounge 13'2" x 12'7" (4.01m x 3.83m)
UPVC double glazed box window to front, double radiator.

Kitchen/Diner 8'4" x 15'10" (2.53m x 4.82m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with ceramic tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over, uPVC double glazed window to rear, column radiator, uPVC double glazed frosted entrance door to rear,:

Rear Porch
UPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed frosted door to rear,

WC
Low Level,WC.

Garage
Attached pre-fabricated garage with rear door, power and light connected, glazed window to rear, two glazed windows to side, metal up and over door, metal entrance door to rear:

Bedroom 1 12'4" x 11'3" (3.77m x 3.44m)
UPVC double glazed window to front, radiator, :

Bedroom 2 9'5" x 11'0" (2.87m x 3.35m)
UPVC double glazed window to rear, radiator, .

Bathroom
Three piece suite comprising deep panelled bath, vanity wash hand basin with cupboards under, drawers, mixer tap, tiled splashback and mirror, shower with above and close coupled WC, uPVC frosted double glazed window to front, heated towel rail.

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Landing
UPVC double glazed window to rear, :

Outside Front
Garden Fronted driveway leading to garage.

Outside Rear
Enclosed rear and side gardens laid to lawn with patio seating and dining area.

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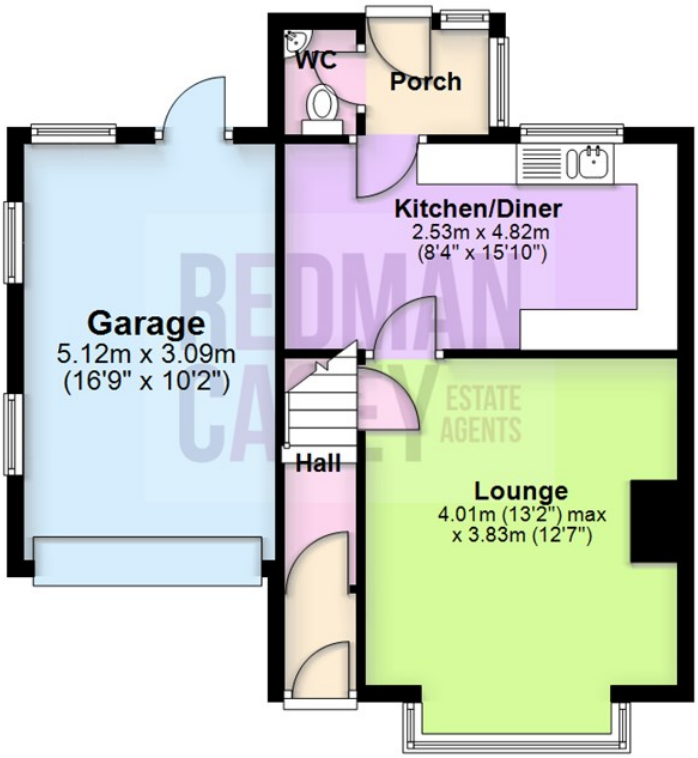
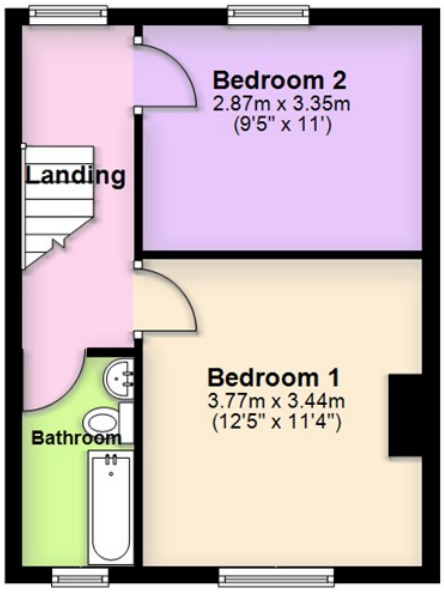
Ground Floor

Approx. 51.5 sq. metres (553.8 sq. feet)



First Floor

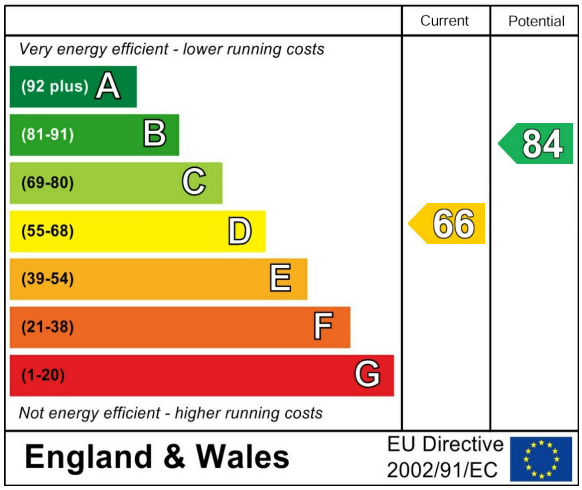
Approx. 32.8 sq. metres (353.2 sq. feet)



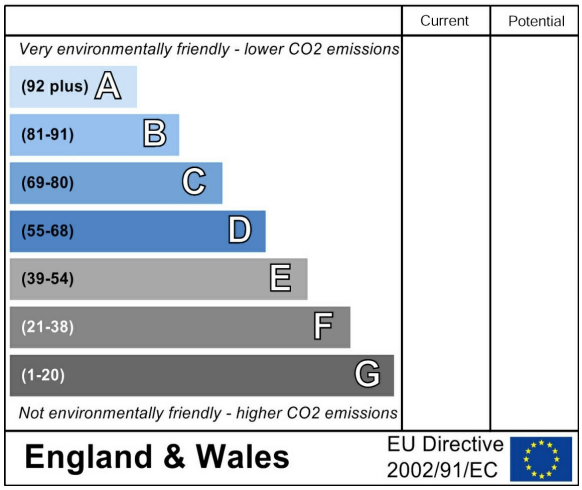
Total area: approx. 84.3 sq. metres (907.1 sq. feet)

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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