REDMAN CASEY ESTATE AGENTS

16 St. Annes Road, Horwich, Bolton, Lancashire, BL6 7EJ

£158,000

Superbly presented and recently modernised two bedroom mid terraced property. This excellently presented property is in a good residential location close to local schools, shops and all local amenities. Benefitting from double glazing and gas central heating with outside space to front and rear . Viewing is highly recommended to appreciate this home and all that is on offer.

- Two Bedroom
- Gas Central Heating
- Outside Space to Front And Rear
- Option For Home Office.
- Recently Modernised
- Double Glazing
- Mid Terraced

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

Redman Casey are delighted to offer for sale this superb example of a two bedroom mid terraced property, situated in a good and popular residential location close to local schools, shops and all local amenities. The property comprises :- Entrance hall, lounge, kitchen diner, to the first floor there are two bedroom and family bathroom and space for home office. To the outside the front has a small garden area and an enclosed landscaped garden to the rear. This property has been recently modernised to an extremely high standard and also benefits from gas central heating, double glazing, gardens to front and rear we strongly advise viewing this property to appreciate all that is on offer.

Entrance Hall
Double radiator, stairs, open plan to:

Lounge 12'3" x 12'4" (3.73m x 3.76m)
UPVC double glazed window to front, electric fire set in feature wooden surround, double radiator, open plan to:

Kitchen/Diner 11'10" x 16'0" (3.60m x 4.88m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, sink unit with mixer tap, built-in, automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed box window to rear, double radiator, uPVC double glazed frosted entrance door to rear.

Landing
Door to:

Bedroom 1 12'3" x 16'0" (3.73m x 4.88m)
Two uPVC double glazed windows to front, radiator, door to:

Bedroom 2 9'2" x 7'10" (2.79m x 2.39m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising deep panelled bath, wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear, radiator.

Home Office 4'1" x 3'5" (1.25m x 1.05m)

Outside Front
Enclosed front garden with mature planting path to front door.

Outside Rear
Enclosed garden with landscaping and mature planting fully enclosed with rear garden gate.

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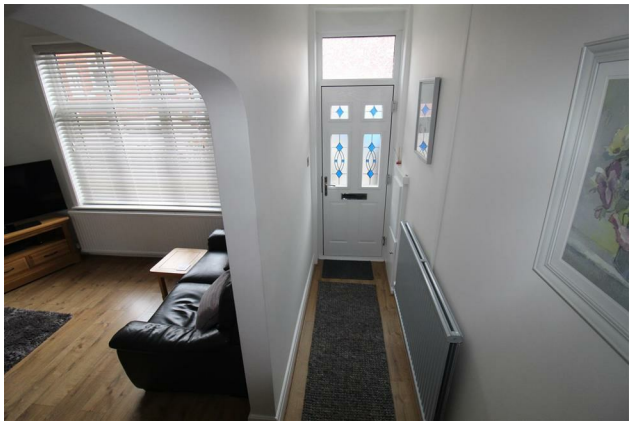

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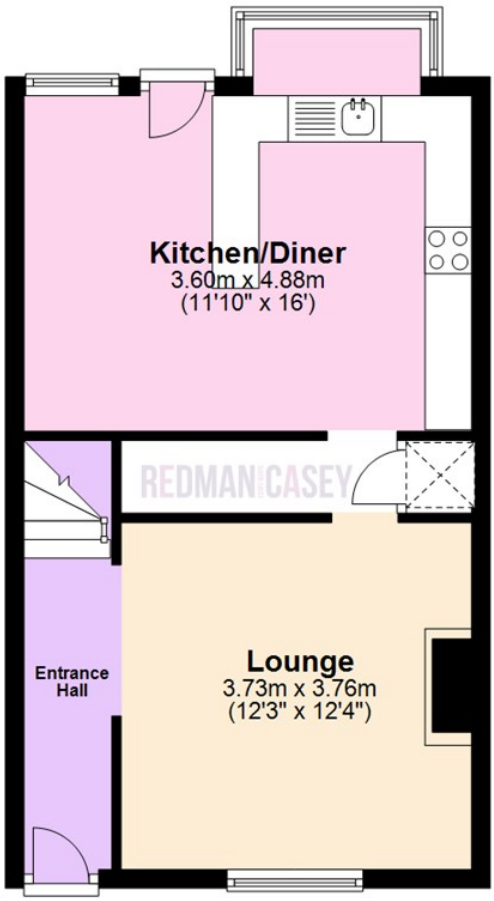
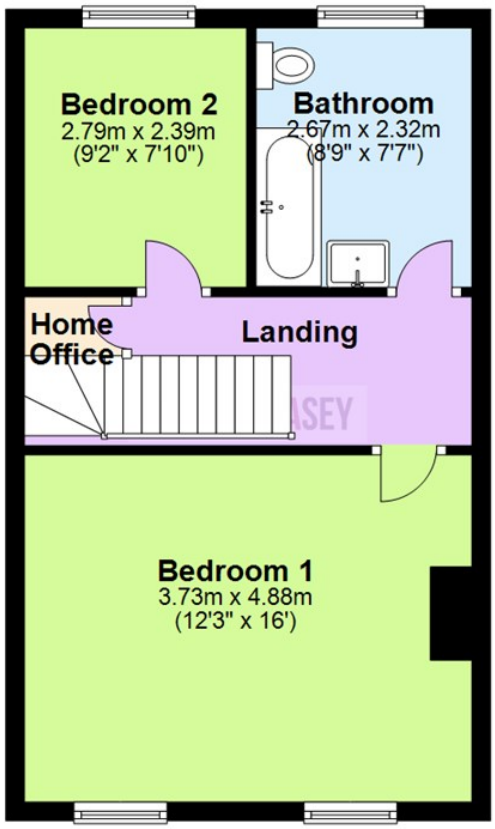
Ground Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



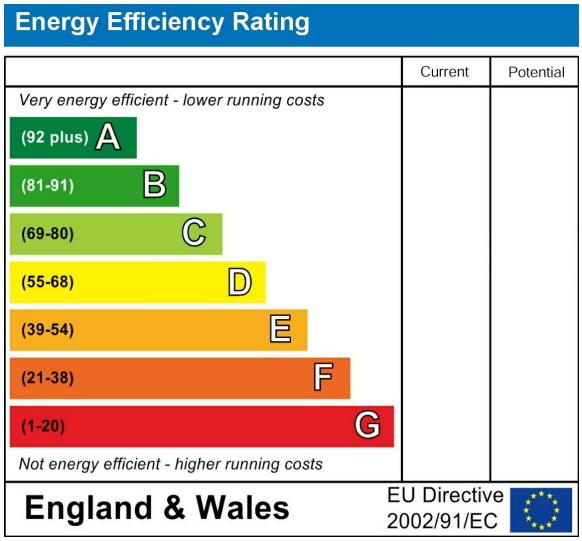
First Floor

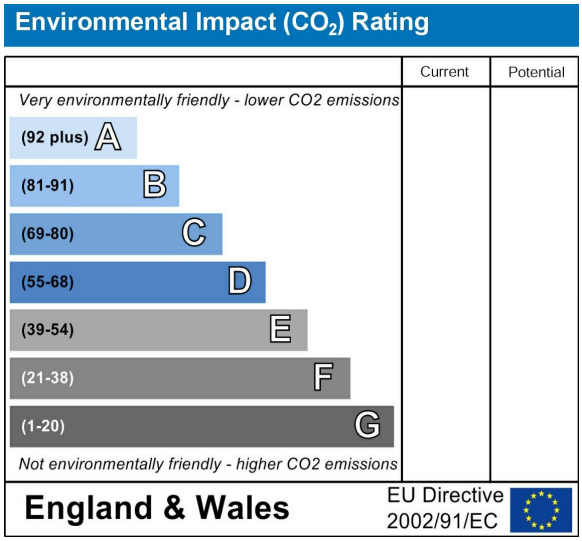
Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 80.8 sq. metres (869.2 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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