REDMAN CASEY ESTATE AGENTS

25 Markland Hill Lane, Bolton, Lancashire, BL1 5PS

Offers In The Region Of £140,000

Superbly presented and deceptively spacious mid terraced property ideally located for a host of amenities, schools and shops. The property offers excellent family accommodation with spacious reception rooms and generous bedrooms. Benefitting from gas central heating and double glazing the property wold make an ideal first purchase or investment and viewing is essential to appreciate all that is on offer.

- Deceptively Spacious
- Two Reception Rooms
- Modern Bathroom
- Well Maintained Throughout
- Two Generous Bedrooms

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on this highly popular road this deceptively spacious property has undergone major renovations over the last 4 years and offers fantastic accommodation which comprises :- Porch, lounge, sitting room, fitted kitchen. To the first floor there are two generous bedrooms the master having range of fitted wardrobes, four piece bathroom fitted with a modern white suite. Outside there are easily maintained gardens to the front and rear. Ideally located for access to shops, schools, doctors and other useful amenities. Viewing is essential to appreciate all that is on offer.

Porch
UPVC double glazed entrance door, door to:

Lounge 12'2" x 14'4" (3.70m x 4.36m)
UPVC double glazed window to front, fireplace, double radiator, radiator, dado rail, coving to ceiling, door to:

Sitting Room 15'0" x 14'4" (4.57m x 4.36m)
UPVC double glazed window to rear, living flame effect gas fire with timber surround and tiled inset and hearth, double radiator, dado rail, coving to ceiling, carpeted stairs to first floor landing, door to:

Kitchen 11'1" x 6'11" (3.38m x 2.12m)
Fitted with a matching range of base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge, freezer and tumble dryer, built-in electric fan assisted oven, four ring electric hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, door.

Landing
Door to:

Bedroom 1 12'2" x 14'4" (3.70m x 4.36m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails, shelving, overhead storage and cupboard, fitted matching dressing table, vanity mirror and drawers, double radiator.

Bedroom 2 15'0" x 6'11" (4.56m x 2.12m)
UPVC double glazed leaded window to rear, radiator, access to insulated loft with light connected.

Bathroom
Recently refitted with four piece modern white suite comprising panelled bath, pedestal wash hand basin, tiled shower enclosure and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed leaded window to rear, radiator.

Outside

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Front garden, enclosed by dwarf brick wall and timber fencing front and sides, brick paved pathway leading to front entrance door with flower and shrub borders.
Private rear garden, enclosed by brick wall and fencing to rear and sides, paved sun patio, garden shed, flower and shrub borders, rear gated access, courtesy lighting.

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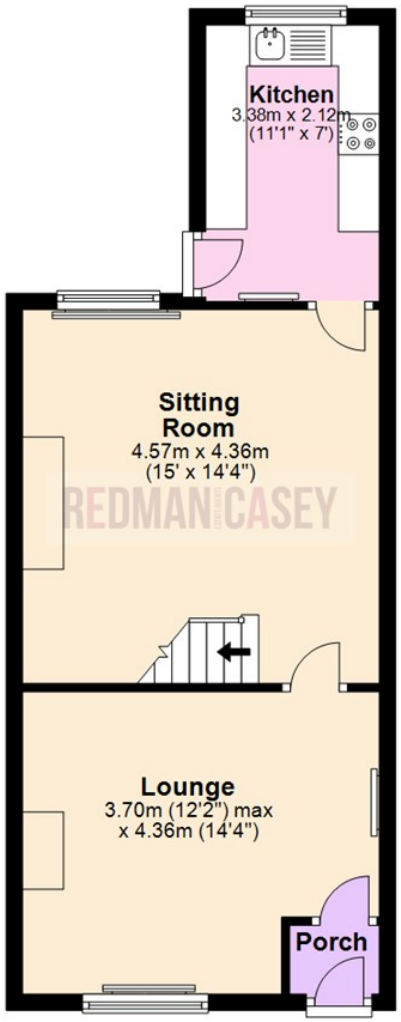
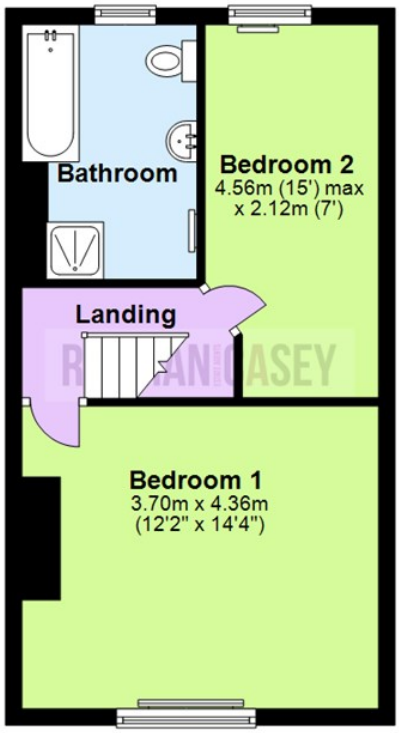
Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



First Floor

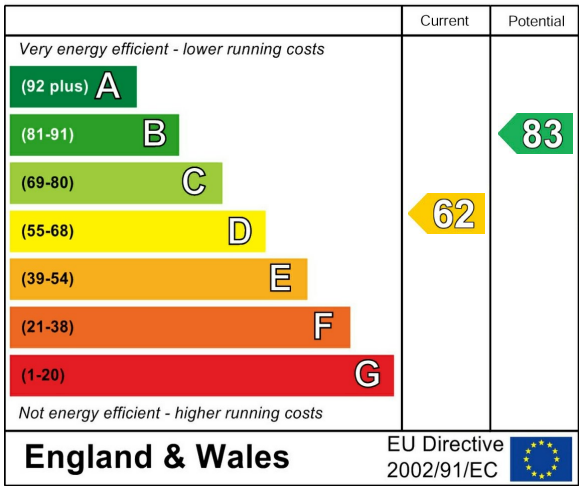
Approx. 36.5 sq. metres (392.9 sq. feet)



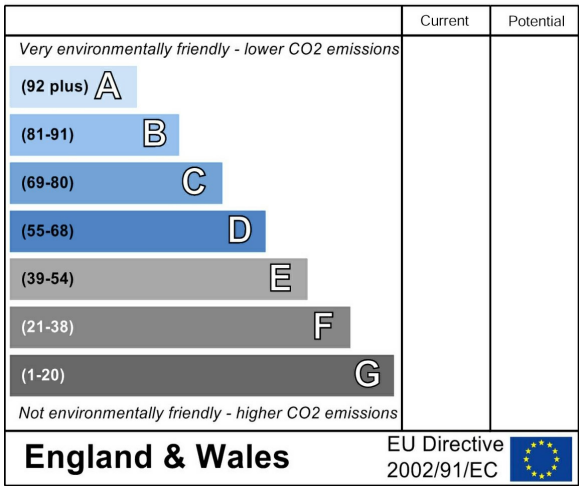
Total area: approx. 80.4 sq. metres (865.3 sq. feet)

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



Environmental Impact (CO_2) Rating



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