REDMAN CASEY ESTATE AGENTS

16 Dixon Street, Horwich, Bolton, BL6 7PH

Offers In The Region Of £140,000

Well presented two bedroom mid terraced property situated in a very popular residential location, close to local shops, schools, and all local amenities. This superb house benefits from double glazing, gas central heating enclosed courtyard to rear with 'Indian' stone paved patio. Viewing is highly recommended to appreciate the condition and location of this property.

- Well Presented 2 Bedroom Home
- 2 Spacious Bedrooms
- Modern Decor Throughout
- EPC Rating C
- Modern Fitted Dining Kitchen
- Generous Lounge
- Viewing Essential
- Council Tax Band A

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

Well presented two bedroom mid terraced property in a very popular residential location, Very close to local shops, schools and all local amenities. The property comprises:- Lounge, modern fitted dining kitchen, to the first floor there are two bedrooms and a modern family shower room. Enclosed courtyard to the rear with 'Indian' stone paved patio. Benefitting from double glazing and gas central heating. This ideal first time family home or buy to let investment is highly recommended for viewing to appreciate the condition and location.

Porch
Door with lawned area, paved pathway leading to front entrance door, mature flower and shrub borders, outside cold water tap and rear garden, timber fencing to rear and sides with lawned area, timber summerhouse, uPVC double glazed entrance, door to:

Lounge 12'7" x 12'11" (3.83m x 3.93m)
UPVC double glazed window to front, wall mounted electric fire, radiator, door to:

Kitchen/Diner 12'11" x 12'11" (3.94m x 3.93m)
Fitted with a matching range of white gloss base and eye level units with contrasting worktop space, composite sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, Storage cupboard, double radiator, laminate flooring, stairs to first floor landing, door, uPVC double glazed door to rear.

Landing
Door to:

Bedroom 1 12'6" x 13'0" (3.81m x 3.96m)
UPVC double glazed window to front, radiator.

Bedroom 2 10'0" x 7'7" (3.05m x 2.31m)
UPVC double glazed window to rear, built-in over-stairs storage cupboard, radiator, door to:

Shower Room
Fitted with three piece modern white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, low-level WC and heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside
Rear courtyard, enclosed by brick wall to rear and sides with gravelled area, paved 'Indian' stone sun patio, rear gated access.

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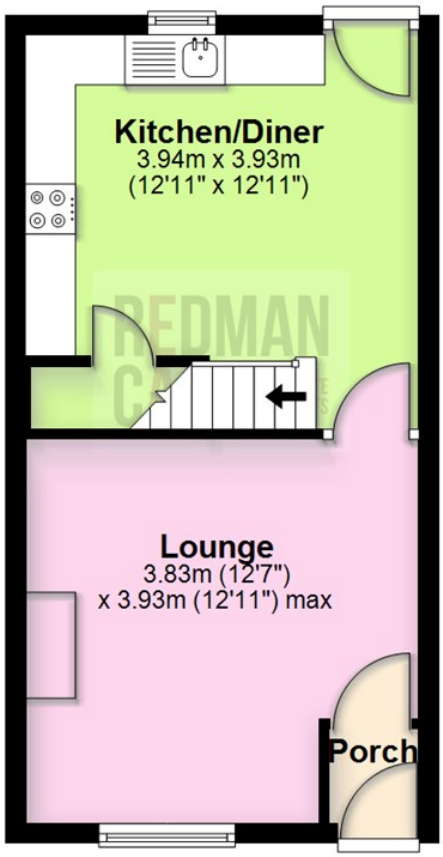
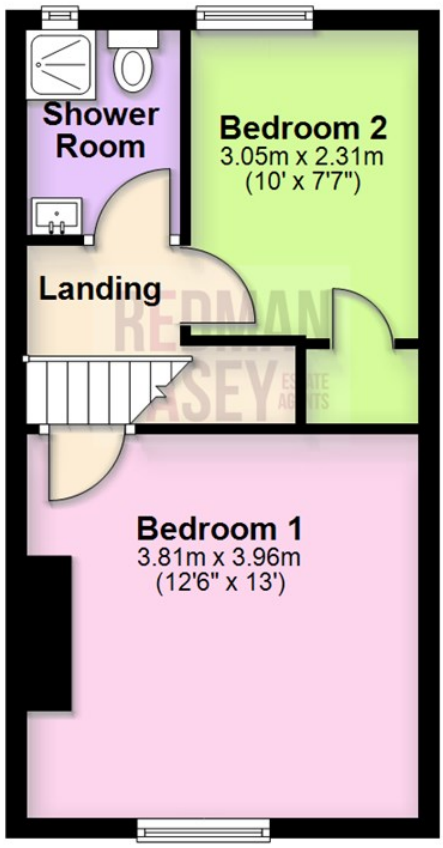
Ground Floor
Approx. 30.9 sq. metres (332.9 sq. feet)



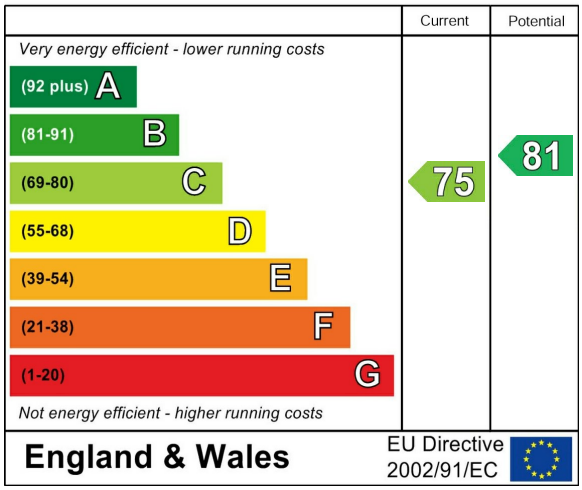
First Floor
Approx. 31.0 sq. metres (334.1 sq. feet)



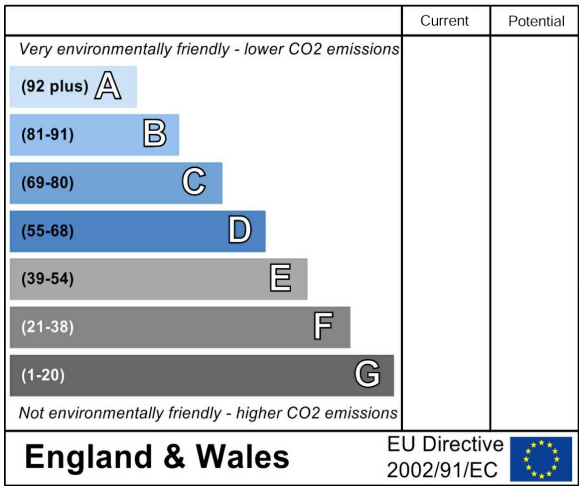
Total area: approx. 62.0 sq. metres (667.0 sq. feet)

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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