REDMAN CASEY ESTATE AGENTS

2 Armstrong Street, Horwich, Bolton, BL6 5PW

£140,000

Two double bedroom end terraced property with two reception rooms and large fitted modern kitchen located in a popular residential location. This property benefits from double glazing, gas central heating and is close to schools, shops and all local amenities. Ideal first purchase or buy to let investment the property is recommended for viewing to appreciate the condition and location of this property. Sold with no chain and vacant possession

- End Terraced Property
- Large Modern Kitchen
- Ideal First Purchase or Buy To Let Investment
- EPC Rating D
- 2 Reception Rooms
- Modern Bathroom
- Sold with No Chain & Vacant Possession
- Council Tax Band A

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Ideally situated within close proximity to schools, shops and all local amenities. This 2 double bedroom end terraced property benefits from double glazing, gas central heating. The property comprises;- Lounge, dining room modern fitted kitchen with built in appliances To the first floor there are two double bedrooms and a family bathroom. To the outside there is a small enclosed courtyard to the rear and front. This property is recommended for viewing to appreciate the condition and location of this property. Ideal first purchase or buy to let investment with a rental potential of around £800- 850 pcm. Sold with no chain and vacant possession

Lounge 13'3" x 13'0" (4.04m x 3.95m)
UPVC double glazed window to front, fireplace, radiator, Luxury vinyl tile flooring, two wall lights, coving to ceiling, uPVC double glazed entrance door, door to:

Dining Room 11'1" x 13'0" (3.38m x 3.95m)
UPVC double glazed window to rear, fireplace, radiator, Luxury vinyl tile flooring, coving to ceiling with recessed spotlights, open plan stairs to first floor landing, door to:

Kitchen 14'1" x 7'1" (4.28m x 2.16m)
Fitted with a matching range of modern white gloss base and eye level units with underlighting, drawers, cornice trims and contrasting grey worktop with matching upstands, under counter stainless steel sink unit with swan neck mixer tap pop up plugs, integrated fridge/freezer, dishwasher and washing machine, built-in eye level electric fan assisted oven, four ring hob with extractor hood over, built-in, two uPVC double glazed windows to side, Vertical radiator, laminate flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to rear.

Landing
Door to:

Bedroom 1 13'3" x 13'3" (4.04m x 4.04m)
UPVC double glazed window to front, fireplace, double radiator, two wall lights, coving to ceiling.

Bedroom 2 11'3" x 6'0" (3.42m x 1.83m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height wet wall panelling to three walls, heated towel rail, uPVC frosted double glazed window to rear, vinyl flooring.

Outside
Front garden, enclosed by dwarf brick wall front and sides,

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gated access, concrete hard standing.
Rear, enclosed by brick wall to rear and side, concrete hard standing, rear gated access.

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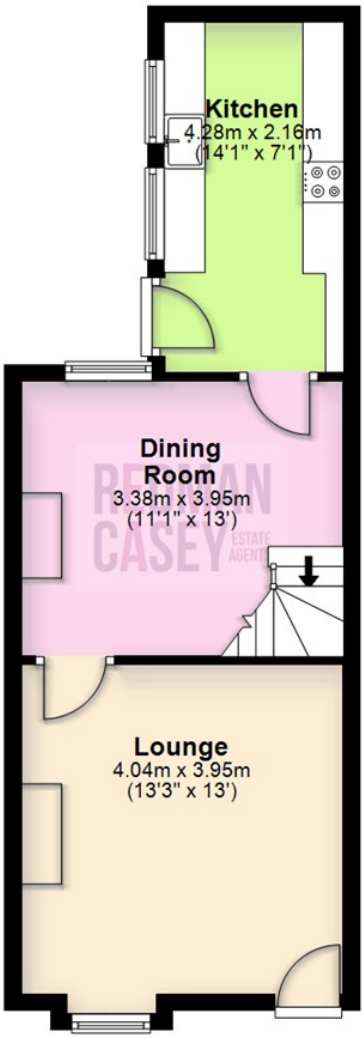
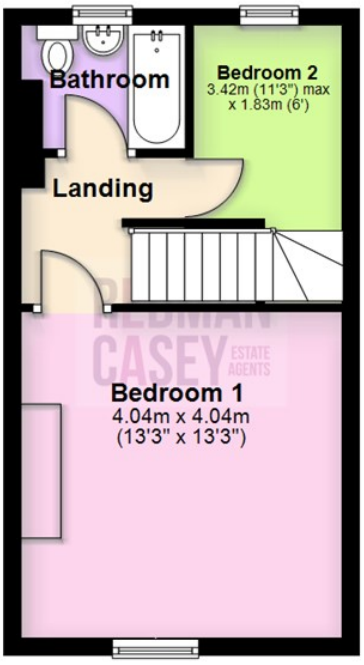
Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



First Floor

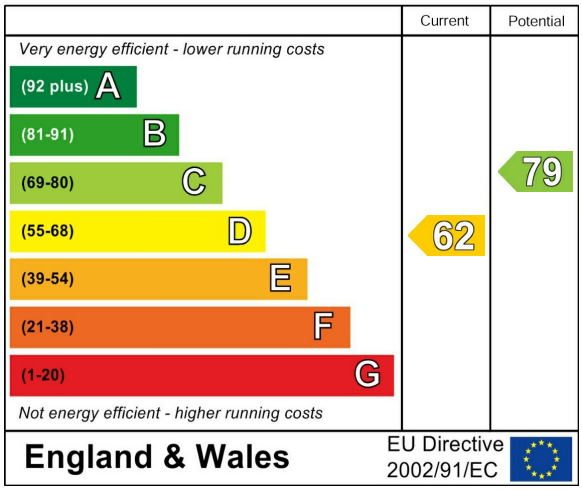
Approx. 30.2 sq. metres (325.2 sq. feet)



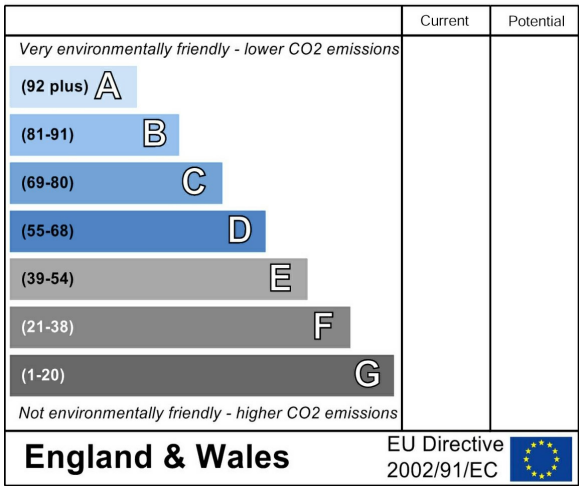
Total area: approx. 69.6 sq. metres (749.6 sq. feet)

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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