REDMAN CASEY ESTATE AGENTS

71 Cooper Street, Horwich, Bolton, Lancashire, BL6 7AT

£165,000

Ideal first time purchase or buy to let property, this 2 bedroom modern town house offers excellent accommodation with spacious lounge, fitted dining kitchen, 2 generous bedrooms and superb shower room. Located within easy access of the Horwich town centre along with all amenities, shops and transport links, Viewing is essential to appreciate all that is on offer.

- Two Bedroom Town House
- Fitted Dining Kitchen
- Stunning Shower Room
- EPC Rating TBC
- Allocated Parking Space
- 2 Generous Bedrooms
- Gardens and Allocated Parking
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Well presented and deceptively spacious this two bedroom town house offers excellent accommodation which will make a fantastic first purchase, buy to let or indeed a great downsizer property. The accommodation comprises : Porch, lounge, fitted dining kitchen. To the first floor there are two generous bedrooms and superb modern fitted shower room. Outside there are gardens to the front and rear and a allocated paring space in a separate parking area. The property is located within easy reach of all local amenities in Horwich town centre along with local schools and transport networks. Viewing is essential to appreciate all that is on offer,

Porch
Composite double glazed entrance door, door to:

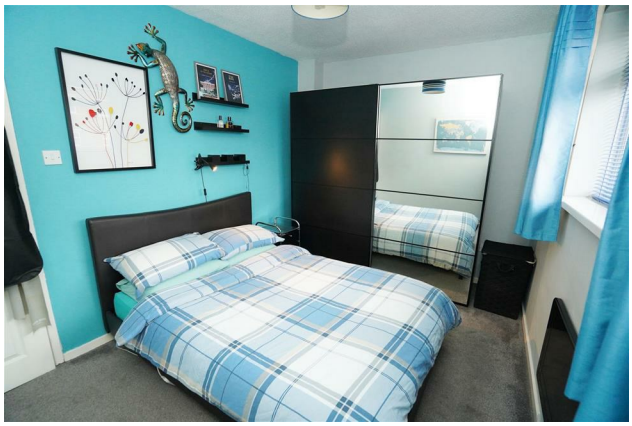
Lounge 15'7" x 12'6" (4.74m x 3.81m)
UPVC double glazed window to front, built-in under-stairs storage cupboard, electric panel heater, wall mounted electric panel heater, carpeted stairs to first floor landing, door to:

Kitchen/Diner 8'10" x 12'6" (2.70m x 3.81m)
Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, two uPVC double glazed windows to rear, electric panel heater, ceramic tiled flooring, uPVC double glazed door to garden.

Landing
Door to:

Bedroom 1 8'10" x 12'6" (2.70m x 3.81m)
UPVC double glazed window to rear, wall mounted electric panel heater.

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure with electric shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, full height ceramic tiling to three walls, heated towel rail, extractor fan, wall mounted mirror, vinyl flooring, door to built in overstairs storage cupboard.



Bedroom 2 7'0" x 12'6" (2.13m x 3.81m)
UPVC double glazed window to front, wall mounted electric panel heater, laminate flooring.

Outside
Open plan front garden, paved pathway leading to front entrance door with artificial lawned area. Private rear garden, enclosed by brick wall and timber fencing to rear

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and sides, paved sun patio with lawned area and shrub borders. There is a allocated parking space with this property in a separate parking area.

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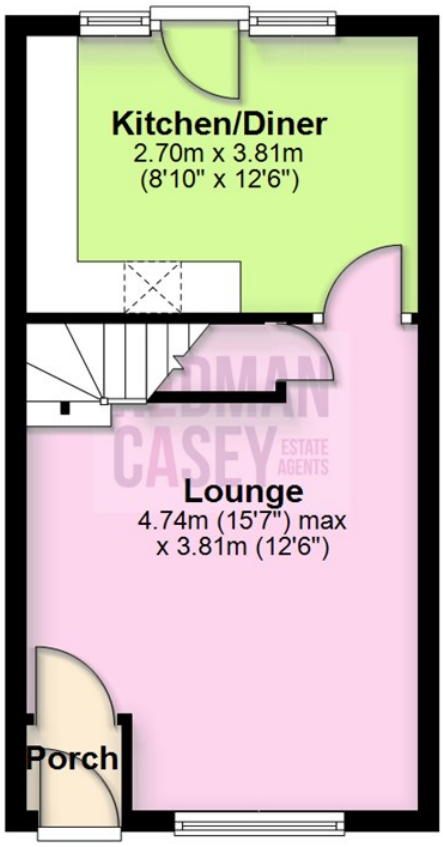
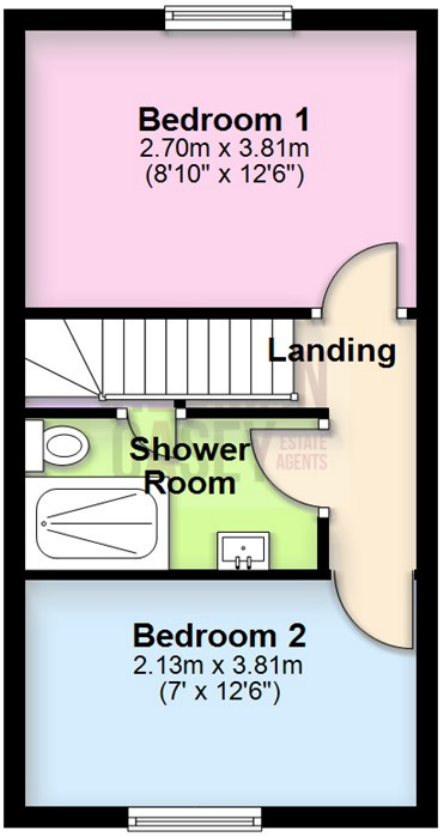
Ground Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



First Floor

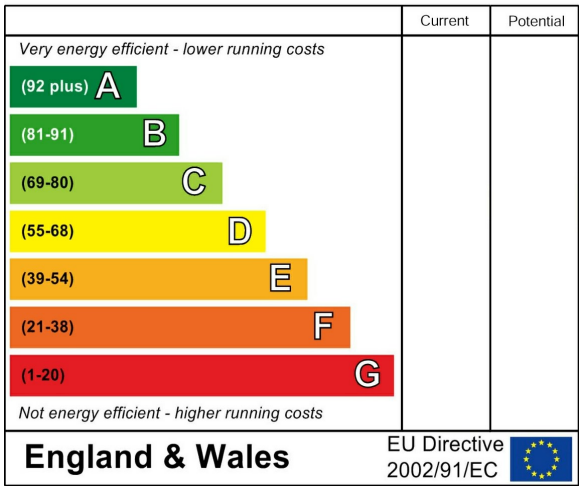
Approx. 28.5 sq. metres (307.0 sq. feet)



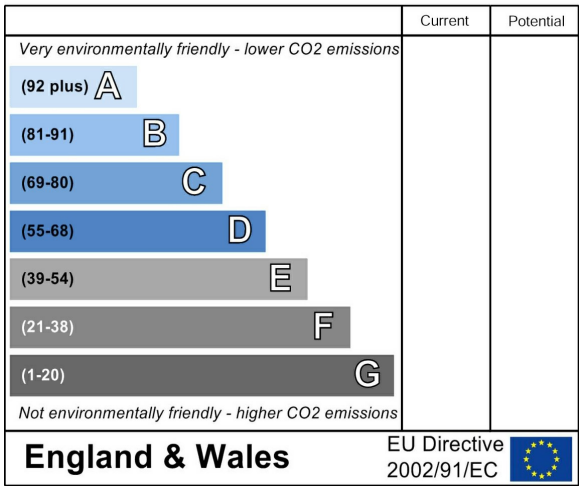
Total area: approx. 57.3 sq. metres (616.3 sq. feet)

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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