REDMAN CASEY ESTATE AGENTS

38 Mary Street East, Horwich, Bolton, BL6 7JS

Offers In The Region Of £150,000

Well presented and deceptively spacious two bedroom mid terraced property, ideal first purchase or buy to let investment with potential for £850 pcm achievable. The property benefits from gas central heating and double glazing and has a modern kitchen and bathroom. Generous reception room and large rear courtyard. Internal viewing is essential

- 2 Bedrooms
- Spacious Reception
- Viewing Advised
- EPC Rating C
- Modern Fitted Kitchen/Diner
- uPVC Double Glazing
- Close to Local Amenities
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local schools, shops and Rivington this two bedroom mid terraced property would make an ideal first purchase or buy to let investment with potential rental income of £850 pcm. The property comprises :- Porch, lounge, dining kitchen fitted with a modern oak effect kitchen with built in appliances, to the first floor there are two bedrooms and a bathroom fitted with a three piece white suite. Outside there is a small front garden and generous enclosed courtyard to the rear with rear vehicular access. The property benefits from gas central heating and double glazing and viewing is advised to appreciate all on offer.

Porch
UPVC double glazed entrance door, door to:

Lounge 13'11" x 13'1" (4.25m x 3.98m)
UPVC double glazed box window to front, living flame effect electric fire set in timber surround and marble effect inset and hearth, radiator, coving to ceiling, door to:

Kitchen/Diner 11'10" x 13'1" (3.60m x 3.98m)
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, wall mounted concealed gas combination serving heating system and domestic hot water, integrated slimline dishwasher and washing machine, space for fridge/freezer, gas and electric points for cooker with extractor hood, uPVC double glazed window to rear, built-in under-stairs storage cupboard, Luxury vinyl flooring, carpeted stairs to first floor landing, uPVC double glazed door to rear, door.

Landing
Door to:

Bedroom 1 10'9" x 13'1" (3.28m x 3.98m)
UPVC double glazed window to front, double radiator, coving to textured ceiling.

Bedroom 2 9'0" x 7'3" (2.74m x 2.21m)
UPVC double glazed window to rear, double radiator.

Bathroom
Fitted with three piece white suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to three walls, heated towel rail, extractor fan, wall mounted mirror, shaver point and light, uPVC frosted double glazed window to rear, vinyl flooring.

Outside
Front, enclosed by brick wall and fencing to front and sides, pathway leading to front entrance door.
Rear courtyard, enclosed by brick wall to rear and sides,

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concrete sun patio, timber garden shed with power connected, up and over door giving rear vehicular access.

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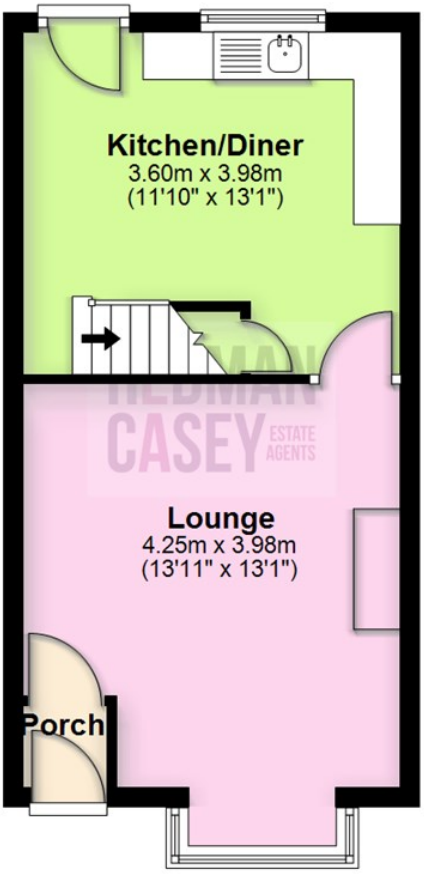
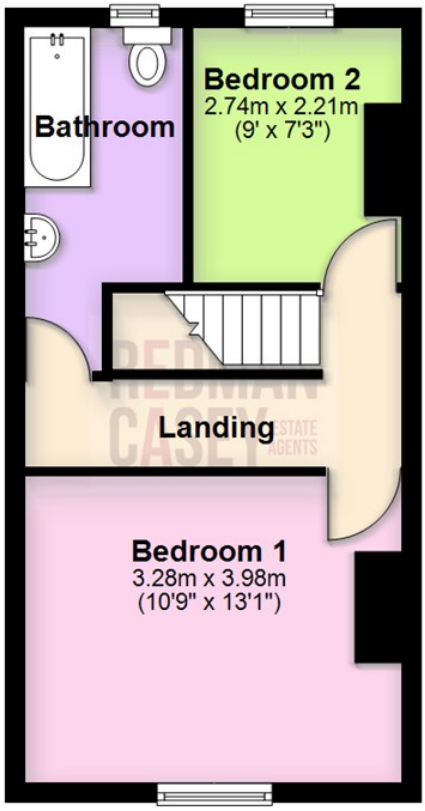
Ground Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



First Floor

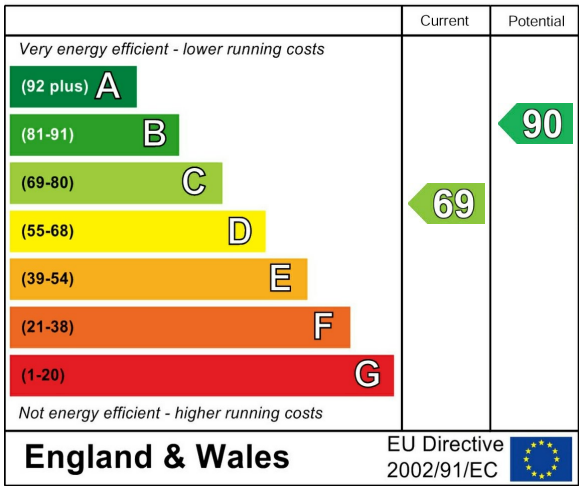
Approx. 32.0 sq. metres (344.1 sq. feet)



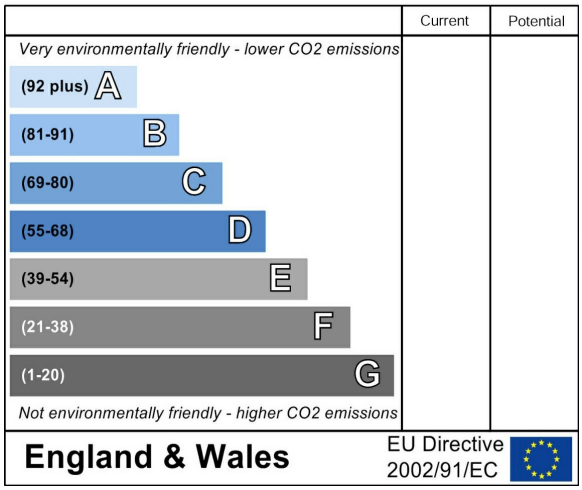
Total area: approx. 64.0 sq. metres (689.3 sq. feet)

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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