REDMAN CASEY ESTATE AGENTS

135 Park Road, Westhoughton, Bolton, BL5 3DB

Offers Around £160,995

Two bedroom spacious terraced house, located in a popular residential location, close to local shops, schools and good road and rail links making commute to Manchester and Preston easy. This home benefits from double glazing, gas central heating kitchen extension and has parking to the rear. This spacious terraced property is highly recommended to appreciate the size, location and all that this home has to offer.

- Two Bedroom
- Garden To Rear
- Potential for Off Road Parking To Rear
- Gas Central Heating
- Council Tax Band B
- Terraced
- Kitchen Extension
- Double Glazed
- Awaiting EPC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom terraced property, located in a popular residential location, close to local schools, road and rail links making commute to Manchester or Preston convenient. The property comprises:- Lounge, dining room, kitchen, to the first floor there are two bedrooms and a family bathroom. To the outside there is a small front garden and enclosed rear garden with parking space to the rear. Benefitting from double glazing gas central heating, patio seating area. This spacious property is recommended for viewing to appreciate the size space and all this home has to offer.

Entrance
UPVC double glazed entrance door to front,:

Lounge 14'5" x 14'2" (4.40m x 4.32m)
UPVC double glazed box window to front, electric fire set in feature timber surround, double radiator.

Stairwell
Stairs, :

Dining Room 10'4" x 14'2" (3.15m x 4.32m)
UPVC double glazed window to rear, double radiator,

Kitchen 11'11" x 8'0" (3.64m x 2.43m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, hardwood double glazed velux skylight to rear, radiator.

Bedroom 1 11'10" x 14'2" (3.61m x 4.32m)
UPVC double glazed window to front, double radiator,

Bedroom 2 10'4" x 7'3" (3.15m x 2.22m)
UPVC double glazed window to rear, radiator,

Bathroom
Three piece suite comprising deep panelled bath, vanity wash hand basin vanity unit with base cupboard, storage under, taps and full height ceramic tiling to all walls, shower with over and folding glass screen and low-level WC, uPVC double glazed window to rear, heated towel rail.

Landing

Outside Front
Small enclosed garden to front.

Outside Rear
Fully enclosed garden laid to artificial lawn with mature planting Entrance gate to rear.

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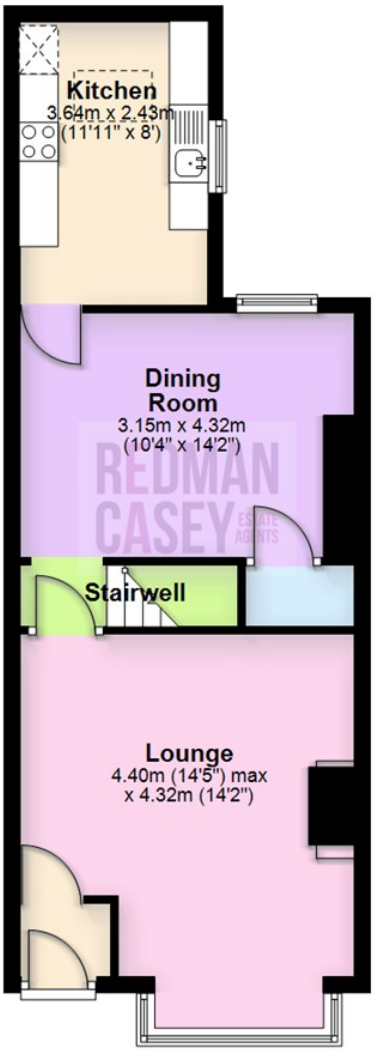
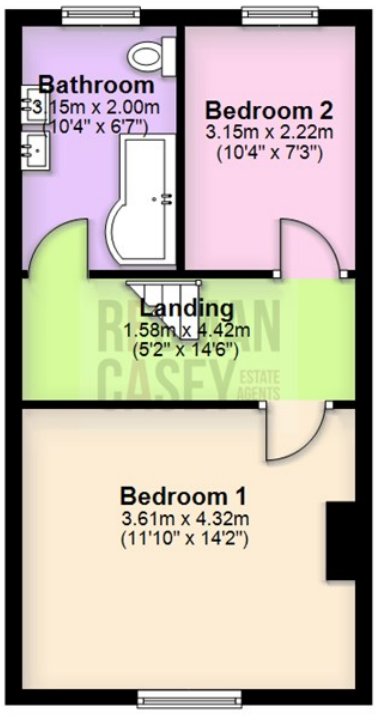
Ground Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 83.7 sq. metres (900.6 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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