REDMAN CASEY ESTATE AGENTS

469 Chorley New Road, Horwich, Bolton, BL6 6EJ

Offers In The Region Of £130,000

Deceptively spacious two bedroom mid terraced property, requiring some updating / modernisation this offers the buyer a chance to put their own stamp on it. The property offers excellent accommodation with large open plan living diner, kitchen, 2 double bedrooms and bathroom, potential for conversion to 3 beds. This will make an ideal first project or buy to let investment, sold with no chain and vacant possession

- 2 Bedroom Mid Terrace
- Kitchen
- Bathroom
- EPC Rating C
- Open Plan Lounge Diner
- 2 Double Bedrooms
- No Chain
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated within easy access of local shops, schools and transport links this 2 double bedroom mid terraced property offers a fantastic opportunity to reconfigure and put your own stamp on it. The house does require some updating and can be reconfigured to add an extra bedroom with a simple room swap but currently comprises - Porch, hallway, open plan lounge diner and kitchen, to the first floor there are two double bedrooms and large bathroom, outside there is a private enclosed courtyard to the rear. The property is sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

Porch
UPVC double glazed entrance door, door to:

Hallway
Stairs to first floor landing, door to:

Lounge/Diner 24'9" x 11'3" (7.55m x 3.42m)
UPVC double glazed bay window to front, uPVC double glazed window to rear, built-in under-stairs storage alcove, two double radiators, open plan, door to:

Kitchen 11'5" x 6'11" (3.48m x 2.11m)
Fitted with a matching range of base and eye level cupboards with complementary round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, fridge/freezer, gas point for cooker, uPVC double glazed window to side, double radiator, door.

Landing
Door to:

Bedroom 1 11'11" x 14'2" (3.64m x 4.32m)
Two uPVC double glazed windows to front, double radiator.

Bedroom 2 12'6" x 8'8" (3.81m x 2.65m)
UPVC double glazed window to rear, double radiator.

Bathroom
Fitted with three piece coloured suite with comprising, deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, built-in boiler cupboard with housing and wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, door.

Outside
Rear, enclosed by brick wall to rear and sides, concrete hard standing, rear gated access, timber garden shed with power connected.

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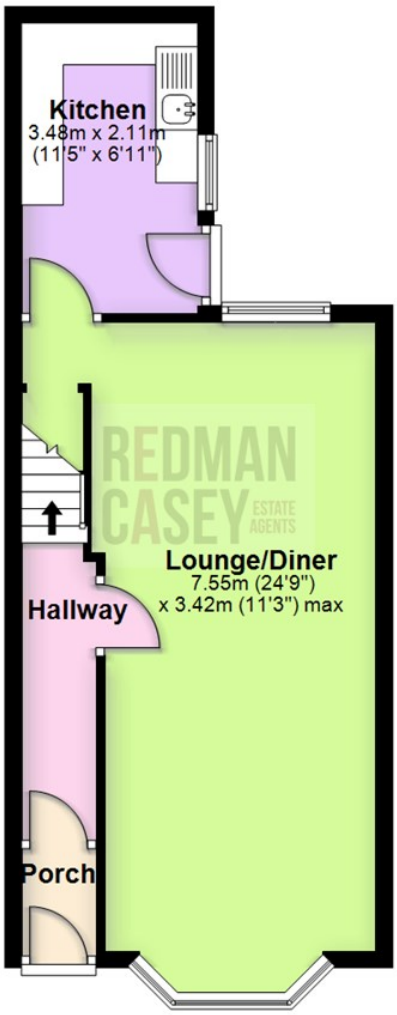
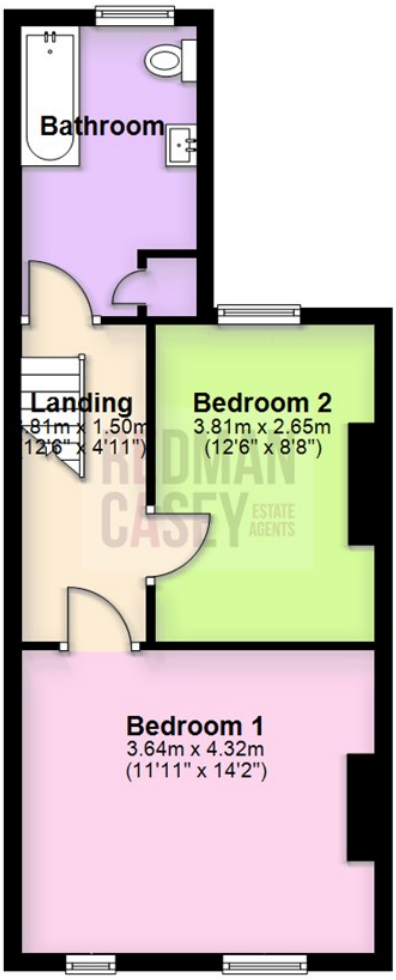
Ground Floor
Approx. 42.5 sq. metres (457.9 sq. feet)



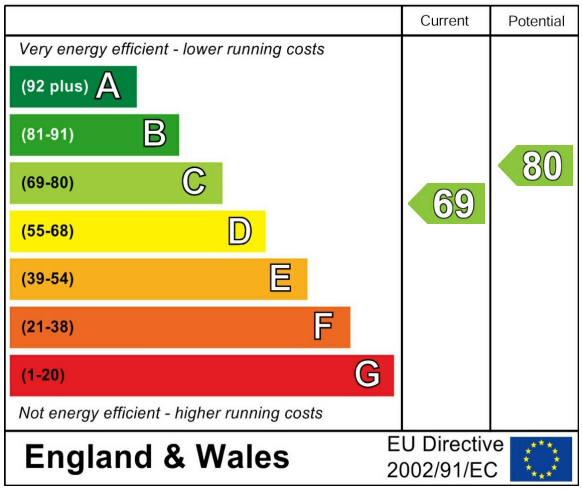
First Floor
Approx. 39.9 sq. metres (429.5 sq. feet)



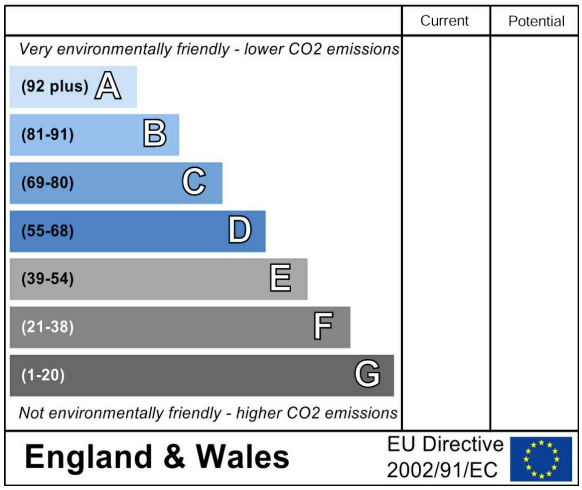
Total area: approx. 82.4 sq. metres (887.3 sq. feet)

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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