REDMAN CASEY ESTATE AGENTS

140 Wright Street, Horwich, Bolton, BL6 7HU

Offers In The Region Of £95,000

Deceptive and unusual terraced property within the heart of Horwich town centre offering excellent accommodation for a first time buyer or buy to let investor alike, with two generous bedrooms. modern fitted shower room, spacious lounge and fitted kitchen sold with no chain and vacant possession, 2 bedroom terrace for under £100k makes this a property not to be missed.

- 2 Bedroom Mid Terrace
- Shower Room with Modern White 3 Piece Suite
- Ideal First Purchase or Buy To Let
- EPC Rating E
- Lounge and fitted Kitchen
- Sold With No Onwards Chain
- Viewing Essential
- Coucil 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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Located in the centre of Horwich this mid terraced property offers an ideal opportunity for a first time buyer or buy to let investor, having been well maintained by the current owner the property comprises : lounge with feature stone built fireplace with potential for a solid fuel stove, fitted kitchen. To the first floor there are two bedrooms and shower room. Offering excellent return if renting of around £675 - 725 pcm giving a yield of 9 - 9.5% Sold with no chain and vacant possession the property is worthy of internal inspection.

Lounge 13'5" x 15'7" (4.09m x 4.76m)
UPVC double glazed window to front with stone built surround and tiled inset and hearth, built-in under-stairs storage cupboard, electric radiator, carpeted stairs to first floor landing, uPVC double glazed entrance door, open plan, door to:

Kitchen 8'0" x 7'1" (2.44m x 2.16m)
Fitted with a matching range of cream fronted 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, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, vinyl flooring, uPVC double glazed door to rear.

Landing 8'6" x 15'7" (2.60m x 4.76m)
Door to:

Bedroom 1 10'6" x 11'4" (3.20m x 3.46m)
UPVC double glazed window to front, electric radiator.

Shower Room
Fitted with three piece white suite with comprising, tiled double shower area with electric shower over and glass screen, inset wash hand basin in vanity unit with cupboard under and mixer tap, low-level WC and electric fan heater, extractor fan ceramic tiling to three walls, vinyl flooring.

Bedroom 2 8'1" x 8'0" (2.46m x 2.43m)
UPVC double glazed window to rear, built-in airing cupboard housing, hot water cylinder, electric radiator, door.

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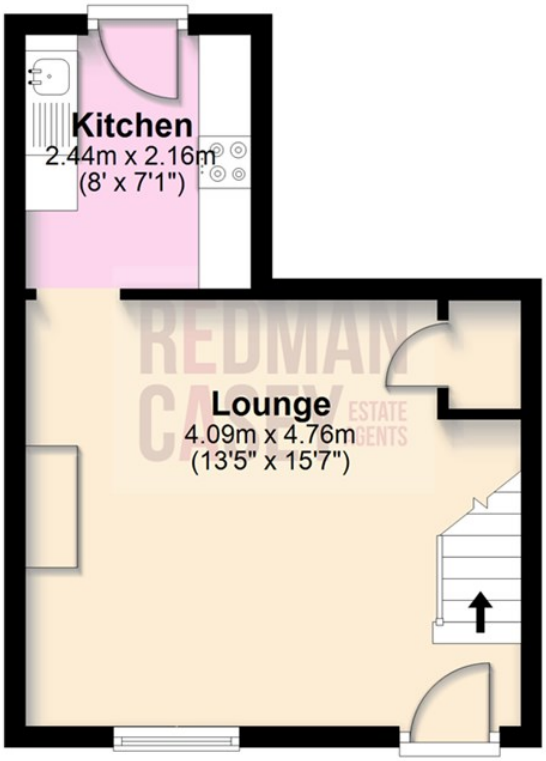
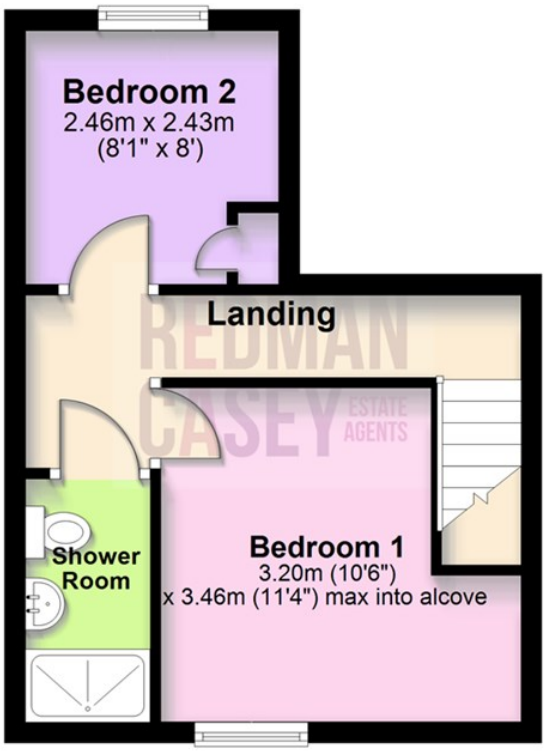
Ground Floor

Approx. 24.9 sq. metres (268.6 sq. feet)



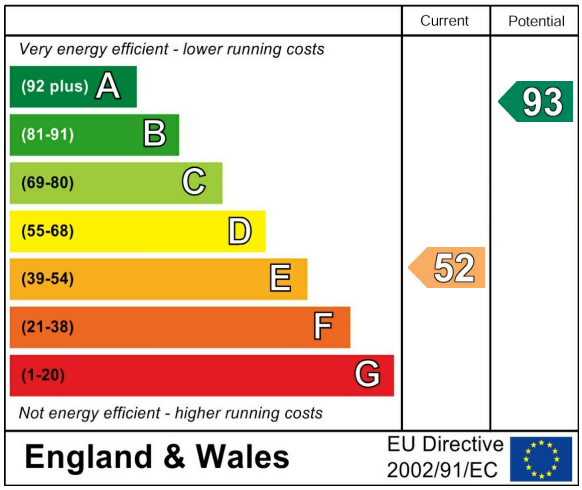
First Floor

Approx. 25.8 sq. metres (277.6 sq. feet)

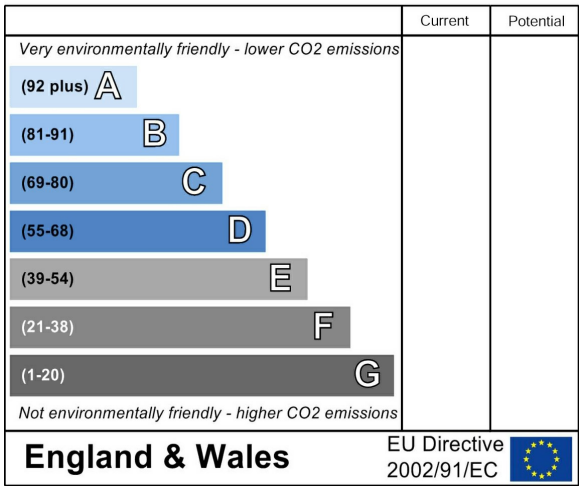


Total area: approx. 50.7 sq. metres (546.1 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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