REDMAN CASEY ESTATE AGENTS

14 Travers Street, Horwich, Bolton, BL6 6EQ

Offers In The Region Of £159,995

Superbly presented 3 bedroom mid town house property. Ideally located for access to local amenities, schools, shops and transport links for road and rail. Offering spacious accommodation the property benefits from gas central heating and double glazing and is sold with no onward chain and vacant possession viewing is highly advised to appreciate the size and condition on offer. Ideal first purchase or buy to let investment

- 3 Bedroom Townhouse
- Fitted Dining Kitchen
- No Onward Chain
- EPC Rating C
- Spacious Lounge
- Gardens Front and Rear
- Vacant Possession
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Located just off Chorley New Road this deceptively spacious three bedroom town house offers excellent accommodation and is ideally positioned for access to both junior and senior schools, Middlebrook retail park along with local shops and transport links for M61 and Mainline railway station at Horwich Parkway. The property comprises: Hallway, lounge, fitted dining kitchen, To the first floor there are three bedrooms and bathroom fitted with a three piece suite. The property benefits from gas central heating and double glazing and is being sold with no chain and vacant possession, viewing is highly recommended and would make an ideal first purchase or buy to let investment.

Entrance Hall 8'5" x 4'8" (2.57m x 1.41m)
Ceramic tiled flooring, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 12'5" x 13'1" (3.78m x 3.99m)
UPVC double glazed window to front, double radiator, laminate flooring with recessed spotlights, door to:

Kitchen 10'9" x 16'1" (3.27m x 4.90m)
Fitted with a matching range of white 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 gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring hob with extractor hood over, two uPVC double glazed windows to rear, built-in under-stairs storage cupboard, radiator, ceramic tiled flooring, ceiling with recessed spotlights, uPVC double glazed door, door.

Landing
Door to:

Bedroom 1 10'6" x 9'4" (3.20m x 2.84m)
UPVC double glazed window to front, radiator, laminate flooring.

Bedroom 2 8'10" x 9'1" (2.69m x 2.77m)
UPVC double glazed window to rear, radiator, laminate flooring.

Bedroom 3 7'7" x 6'8" (2.31m x 2.03m)
UPVC double glazed window to front, radiator, laminate flooring.

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Bathroom 5'8" x 6'10" (1.72m x 2.08m)
Fitted with three piece modern white suite with comprising, deep panelled bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside
Front garden, enclosed by timber fencing to front and sides, pathway leading to front entrance door with gravelled garden.
Rear garden, enclosed by timber fencing to rear and sides, concrete pathway rear pedestrian gate with artificial lawned area.

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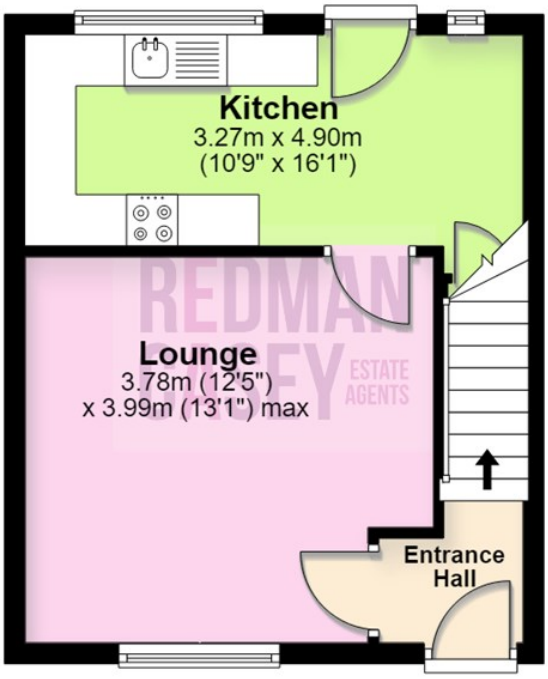
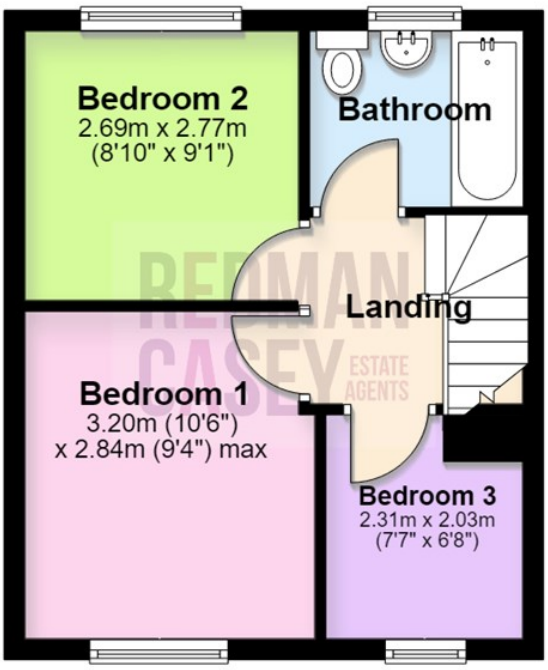
Ground Floor

Approx. 29.0 sq. metres (312.2 sq. feet)



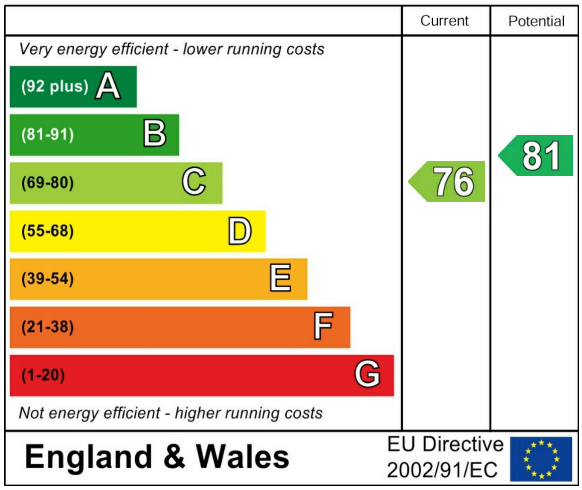
First Floor

Approx. 29.7 sq. metres (320.1 sq. feet)

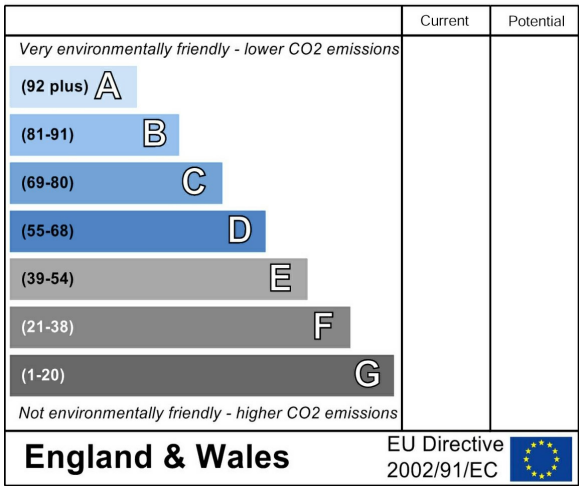


Total area: approx. 58.7 sq. metres (632.3 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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