REDMAN CASEY ESTATE AGENTS

77 Rawsthorne Street, Halliwell, Bolton, BL1 3QQ

Offers Over £140,000

Deceptively spacious 3 bedroom mid terraced property, extended to the rear offering excellent accommodation with large kitchen, 2 reception rooms bathroom and three bedrooms. Ideally located for access to local amenities, schools and transport links into Bolton town centre. Sold with no chain and vacant possession the property must be viewed to appreciate all that is on offer.

- 3 Bedroom Terrace
- Large Kitchen
- Ideal Buy to Let or First Purchase
- EPC Rating C
- 2 Reception Rooms
- No Chain & Vacant Possession
- Viewing Advised
- Council Tax Band B

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

Ideally located for access to local amenities, sought after local schools and transport links this deceptively spacious mid terraced property offers excellent accommodation over 3 floors with large lounge, dining area fitted kitchen and wc, to the first floor there are two bedrooms and a bathroom and to the second floor a further bedroom. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

Porch
Hardwood glazed entrance door, door to:

Lounge 15'0" x 13'2" (4.57m x 4.01m)
UPVC double glazed window to front, double radiator, door to:

Dining Area 7'8" x 9'9" (2.34m x 2.97m)
Radiator, open plan, door to:

Kitchen 15'8" x 9'5" (4.77m x 2.87m)
Fitted with a matching range of modern white 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, space for fridge/freezer, gas and electric point for cooker, uPVC double glazed window to side, double radiator, vinyl flooring, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

WC 3'1" x 5'3" (0.95m x 1.59m)
Fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboard under, mixer tap and tiled splashback, low-level WC and extractor fan, vinyl flooring.

Porch 7'8" x 6'7" (2.34m x 2.00m)
Double radiator, stairs, uPVC double glazed rear door.

Landing
UPVC double glazed window to rear, radiator, stairs, door to:

Bedroom 1 7'4" x 13'2" (2.23m x 4.01m)
UPVC double glazed window to front, radiator.

Bedroom 2 9'5" x 6'9" (2.88m x 2.07m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite with comprising, deep panelled bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, ceramic tiling to three walls, heated towel rail, extractor fan.

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Landing 6'7" x 2'9" (2.00m x 0.85m)
Door to:

Bedroom 3 13'4" x 13'2" (4.07m x 4.01m)
Double glazed velux skylight to rear, radiator, door to:

Eaves

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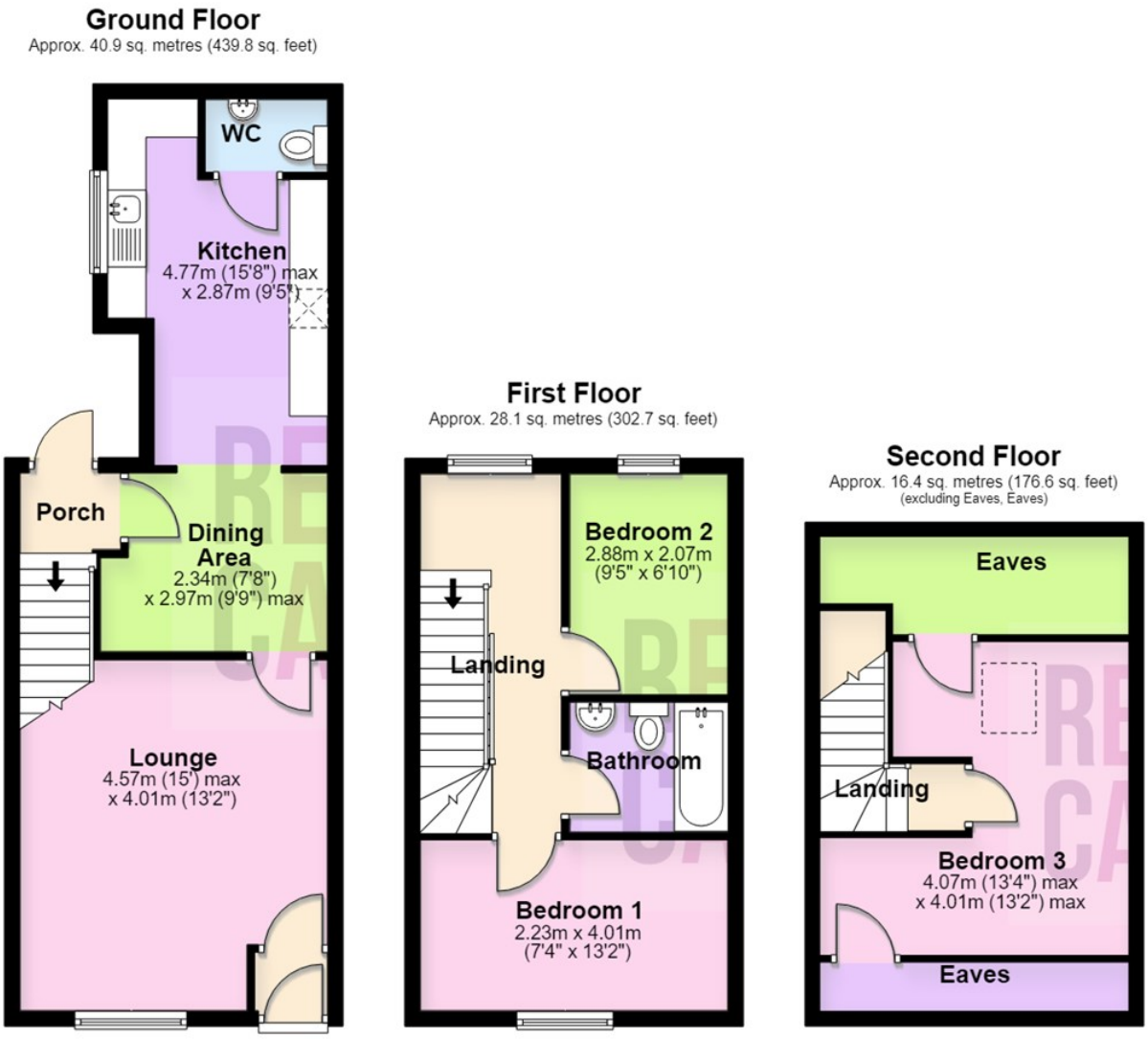
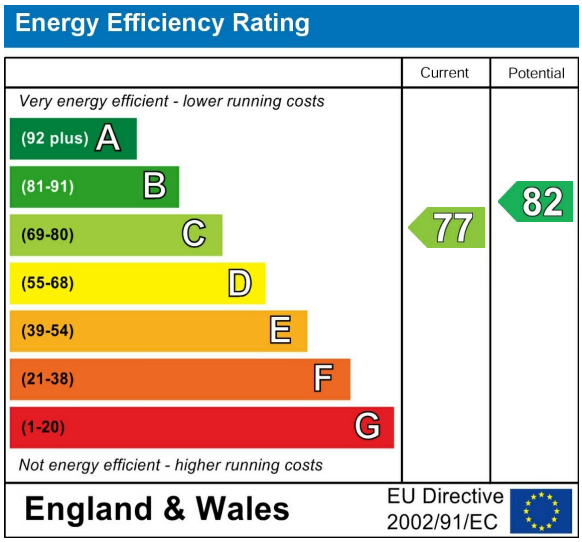
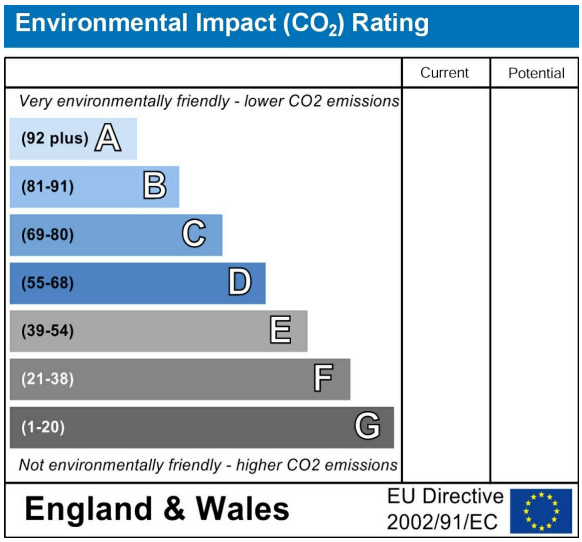


Total area: approx. 85.4 sq. metres (919.1 sq. feet)





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