REDMAN CASEY ESTATE AGENTS

26 Trafalgar Street, Chorley, PR7 1HE

£875 Per Month

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

Inner Porch 4'9" x 3'5" (1.45m x 1.04m)
UPVC double glazed entrance door to front, door to:

Lounge 12'9" x 14'0" (3.89m x 4.27m)
UPVC double glazed window to front, double radiator, door to:

Dining Room 11'2" x 14'0" (3.40m x 4.27m)
UPVC double glazed window to rear, double radiator, stairs, door to storage cupboard.

Kitchen 12'6" x 7'10" (3.81m x 2.38m)
Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single draining board, mixer tap and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, uPVC double glazed entrance door to side.

Bedroom 3 12'9" x 6'2" (3.89m x 1.89m)
UPVC double glazed window to front, double radiator, door to:

Bedroom 2 12'9" x 7'6" (3.89m x 2.28m)
UPVC double glazed window to front, double radiator.

Bedroom 1 8'2" x 9'11" (2.48m x 3.03m)
UPVC double glazed window to rear, double radiator, door to:

Landing 6'3" x 3'1" (1.91m x 0.93m)
Door to:

Heated towel rail, open plan, door to:

Bathroom 5'3" x 3'9" (1.60m x 1.14m)
Three piece suite with comprising, deep panelled bath, vanity wash hand basin with storage under, mixer tap, tiled splashback and full height ceramic tiling to three walls, shower with over and glass screen and low-level WC, uPVC frosted double glazed window to rear, ceramic tiled flooring.

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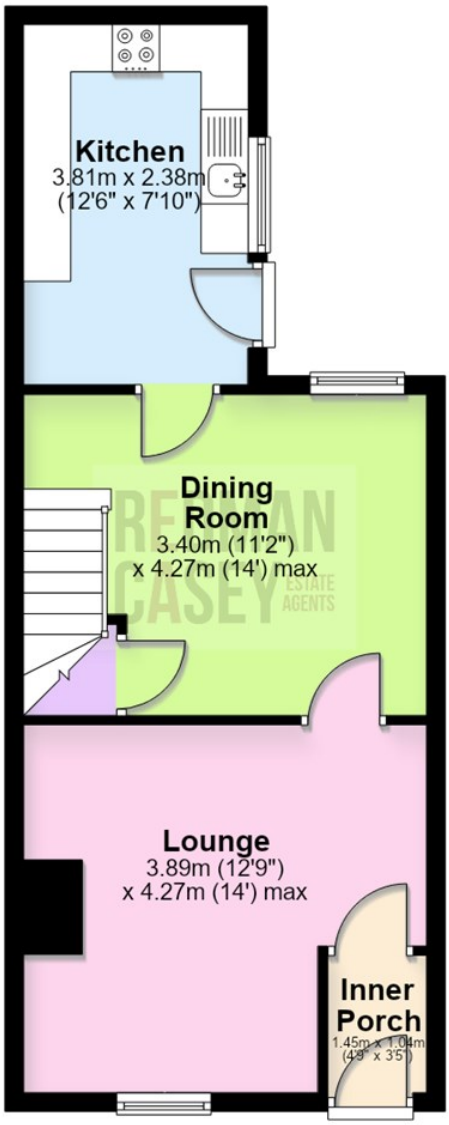
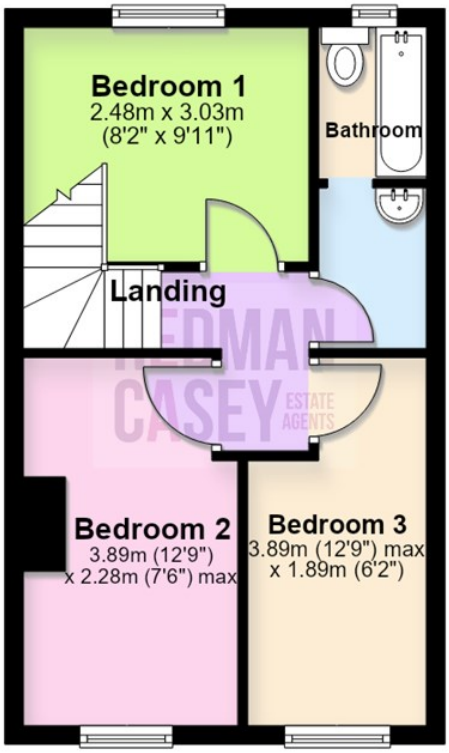
Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



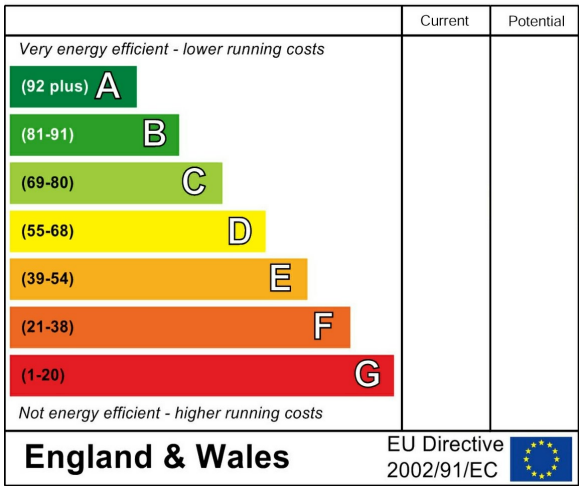
First Floor

Approx. 29.4 sq. metres (316.8 sq. feet)

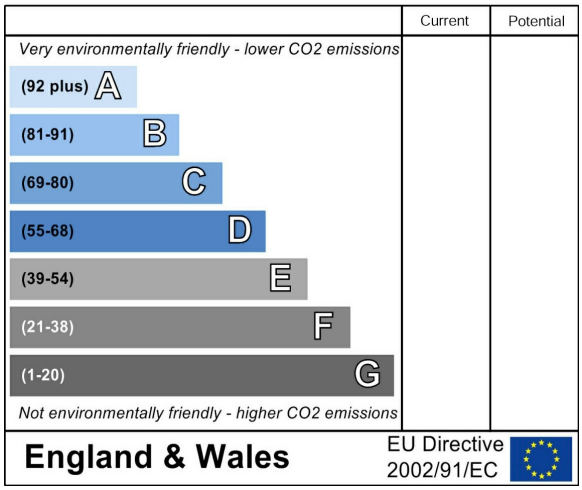


Total area: approx. 70.3 sq. metres (756.8 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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