REDMAN CASEY ESTATE AGENTS

10 Mary Street East, Horwich, Bolton, Greater Manchester, BL6 7JS



Offers In The Region Of £137,500

Offered for sale this generously proportioned two bedroom mid terraced property, in this ever-popular street, close to Horwich town centre and all its amenities. Ideal location for Rail Network alongside the M61 Motorway. Offering excellent accommodation with two reception rooms, fitted kitchen, two bedrooms, 4 piece bathroom suite. Rear courtyard garden, sold with no chain and vacant possession.

- 2 Double Bedroom Mid Terrace
- Fitted Kitchen
- Rear Courtyard
- Council Tax Band A
- Two Reception Rooms
- 4 Piece Bathroom
- Viewing Highly Advised
- EPC Rating TBC

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

Deceptively spacious mid terraced property offering excellent accommodation located in this ever popular residential area. Ideally located for access to local amenities shops and schools along with railway and m61 network. The accommodation comprises: entrance hall, lounge with feature fireplace, separate dining room, fitted kitchen. Upstairs are 2 bedrooms, large 4 piece bathroom with separate shower enclosure. Outside there is a small front garden and to the rear the property benefits from attractive rear courtyard. Gas central heating and double-glazing. S9old with no onward chain and vacant possession new carpets to the downstairs rooms and decorated throughout. Viewing essential.

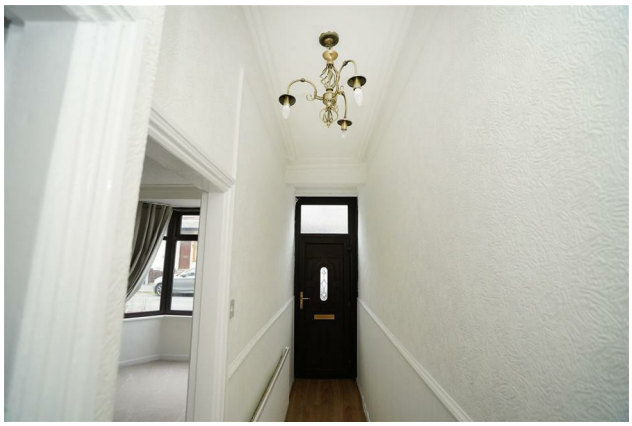


Entrance Hall 17'11" x 2'11" (5.46m x 0.90m)
Radiator, laminate flooring, dado rail, coving to ceiling, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:



Lounge 12'5" x 10'4" (3.79m x 3.15m)
Bay window to front, living flame effect electric fire with set in and timber surround, double radiator, coving to ceiling.

Sitting Room 13'4" x 10'11" (4.07m x 3.33m)
UPVC double glazed window to rear, radiator, door to:



Kitchen 8'7" x 6'8" (2.62m x 2.03m)
Fitted with a matching range of white gloss base and eye level units with drawers and contrasting round edged worktops, plumbing for washing machine, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, double radiator, ceramic tiled flooring, uPVC door to rear.

Landing 13'5" x 4'11" (4.10m x 1.50m)
Door to:



Bedroom 1 12'4" x 13'7" (3.76m x 4.15m)
UPVC double glazed window to front, two built-in double wardrobes with hanging rails and shelving, twoStorage cupboard, double radiator, coving to ceiling with recessed spotlights, two double doors, door to:

Bedroom 2 13'5" x 8'5" (4.10m x 2.56m)
UPVC double glazed window to rear, built-in boiler cupboard with housing and wall mounted gas combination boiler serving heating system and domestic hot water, radiator, door to:

Bathroom
Fitted with four piece cream suite with comprising, deep panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, half height ceramic tiling to two walls, uPVC frosted double glazed window to rear, double radiator, laminate flooring.

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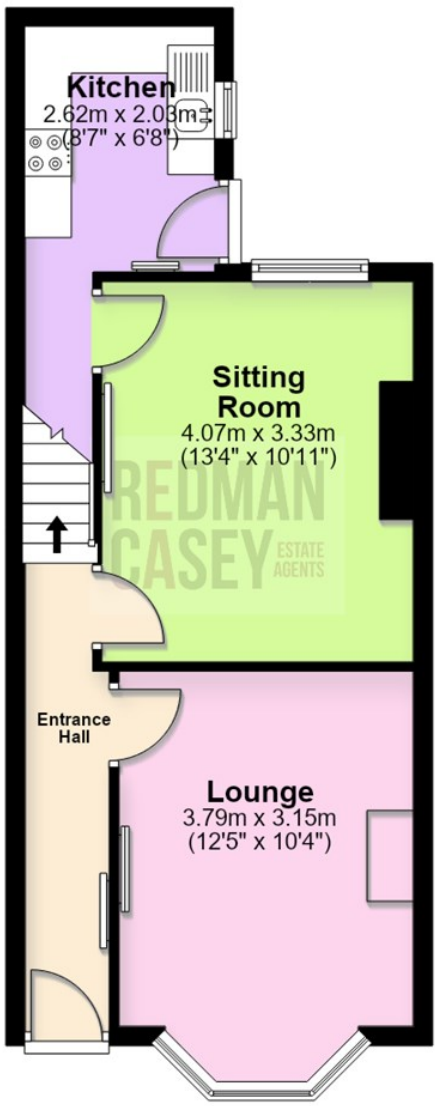
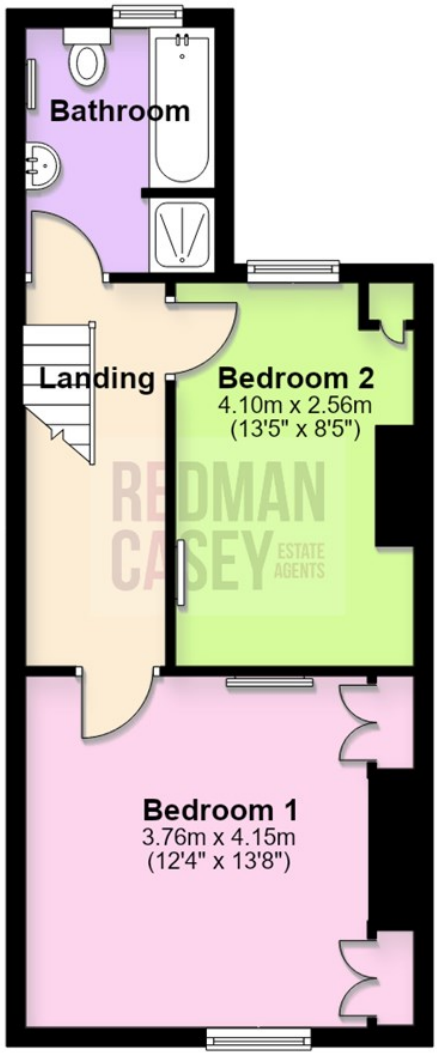
Ground Floor

Approx. 38.8 sq. metres (418.2 sq. feet)

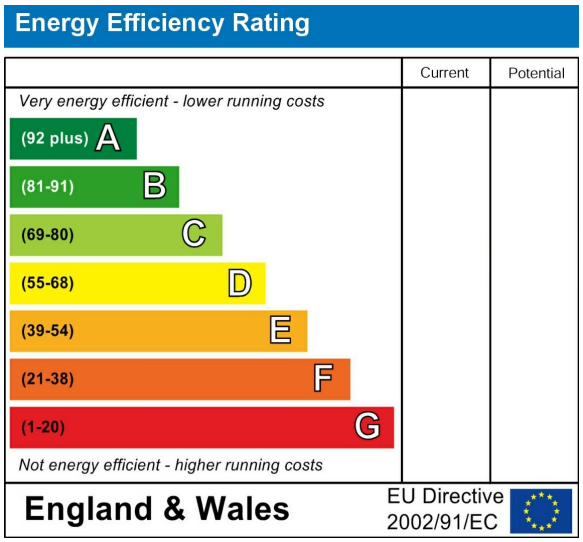


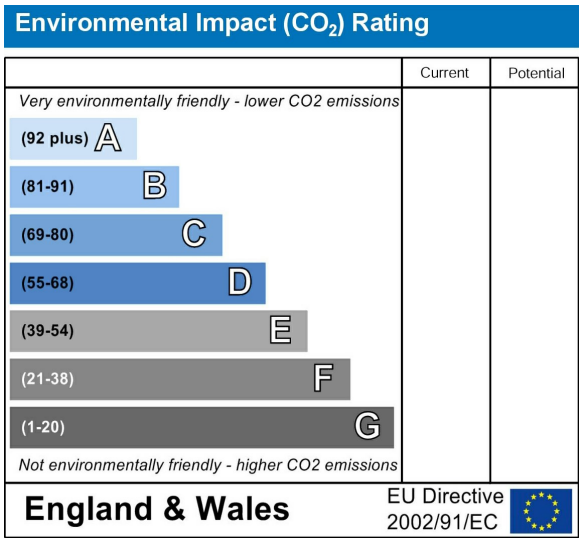
First Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



Total area: approx. 77.4 sq. metres (833.3 sq. feet)





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