REDMAN CASEY ESTATE AGENTS

52 Vale Avenue, Horwich, Bolton, BL6 5RQ



Offers In The Region Of £180,000

Recently refurbished throughout is this deceptively spacious two double bedroom semi detached property that would be ideal for a growing family. Redecorated throughout with new carpets and brand new kitchen and shower room. Spacious reception room, two double bedrooms, double width gravelled driveway and a generous sized garden. Viewing advised sold with no chain and vacant possession.

- Modernised Semi Detached
- Modern Fitted Kitchen
- Double Width Driveway
- EPC Rating TBC
- Spacious Lounge
- Two Double Bedrooms
- Large Rear Garden
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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This immaculately presented two double bedroom semi detached property would be ideal for young family or buy to let investment, it is well placed for access to Horwich Town Centre, local schools and transport links including the M61 and Blackrod Train Station. The property has been recently refurbished throughout including full decoration throughout and new carpet. The property comprises of entrance hall, lounge, modern fitted kitchen. Upstairs offers two generous double bedrooms and three-piece shower room. Externally the property benefits from sizeable low maintenance garden to the rear with lawned garden and gravelled areas, To the front is a gravelled driveway offering off road parking. Further benefits include, gas central heating and double glazing throughout. Sold with no chain and vacant possession

Hallway
Stairs, double glazed composite entrance door, door to:

Lounge 13'11" x 13'3" (4.24m x 4.04m)
UPVC double glazed window to front, double radiator, door to:

Cupboard
Built-in under-stairs storage cupboard.

Kitchen 7'10" x 16'6" (2.39m x 5.03m)
Fitted with a matching range of modern base and eye level units with drawers and complementary round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, gas and electric point for cooker, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, vinyl flooring, double glazed composite door to garden.

Landing
UPVC frosted double glazed window to side, double radiator, door to:

Bedroom 1 9'10" x 16'6" (2.99m x 5.03m)
UPVC double glazed window to front, double radiator.

Bedroom 2 11'11" x 10'4" (3.64m x 3.15m)
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:

Shower Room
Fitted with three piece modern white suite with tiled shower enclosure, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and heated towel rail, uPVC frosted double glazed window to rear, vinyl flooring.

Outside









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Front, double width gravel driveway to the front, timber fencing to sides.
Rear garden, enclosed by timber fencing to rear and sides, gravelled sun patio with steps down to lawned area, gravelled pathway and gravelled borders beds.





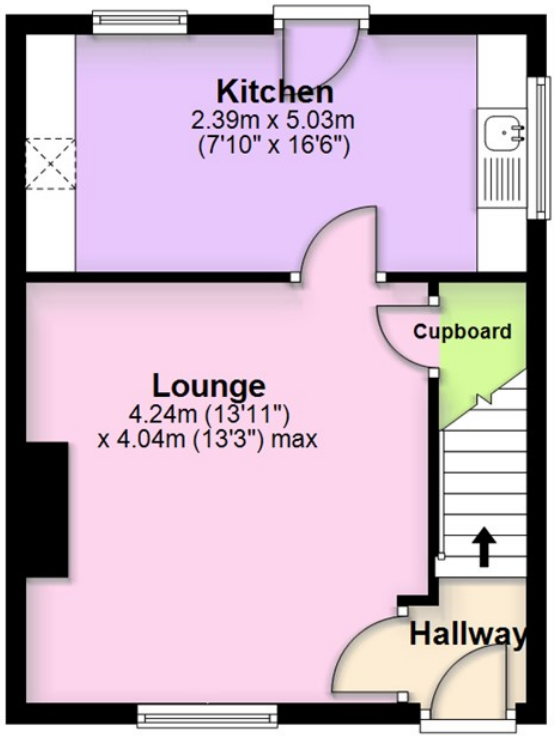




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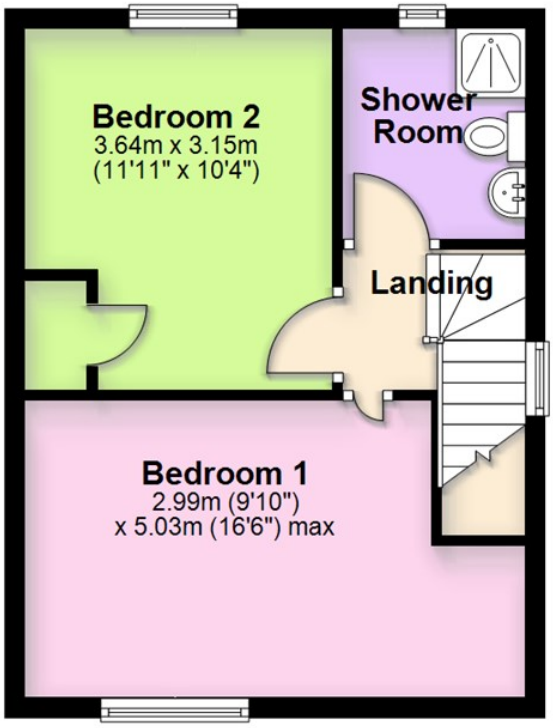
Ground Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 67.8 sq. metres (729.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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