REDMAN CASEY ESTATE AGENTS

29 Rawson Road, Bolton, Lancashire, BL1 4JG



Offers In The Region Of £130,000

Ideally located for access to local shops, schools and transport links in to Bolton Town Centre this two bedroom mid terraced property offers excellent accommodation for a first time buyer a small family or buy to let investor and comprises :- Porch, lounge, fitted dining kitchen. To the first floor there are two double bedrooms and bathroom with three piece suite. Outside there is a small garden frontage and to the rear there is a paved courtyard with roller shutter door. Viewing is essential, No chain and vacant possession

- Two Bed Mid Terraced House
- Fitted Dining Kitchen
- UPVC Double Glazing
- EPC Rating C
- Spacious Living Room
- 3 Piece Bathroom
- Viewings Essential
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Situated within easy reach of local amenities, shops and schools along with transport for bus and car into Bolton town centre and beyond. The property offers excellent accommodation with a spacious lounge, large dining kitchen and two generous bedrooms plus bathroom fitted with a three piece suite. Outside there is a small front garden area and paved hardstanding to the rear with roller shutter door to the rear, sold with no onward chain and vacant possession. gas central heated and upvc double glazed. Viewing essential to appreciate all that is on offer.

Porch 3'3" x 2'10" (0.98m x 0.86m)
Laminate flooring, uPVC double glazed entrance door, door to:

Lounge 13'1" x 11'9" (3.99m x 3.59m)
UPVC double glazed window to front, living flame effect electric fire with set in and surround, double radiator, laminate flooring, door to:

Kitchen/Diner 12'10" x 11'9" (3.91m x 3.59m)
Fitted with a matching range of 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 and tumble dryer, gas point for cooker with extractor hood over, two uPVC double glazed windows to rear, vinyl flooring, stairs to first floor landing, uPVC double glazed door to rear.

Landing 7'8" x 6'7" (2.34m x 2.00m)
Radiator, door to:

Bedroom 1 9'11" x 11'9" (3.01m x 3.59m)
UPVC double glazed window to rear, double radiator.

Bedroom 2 8'0" x 11'9" (2.44m x 3.59m)
UPVC double glazed window to front, radiator.

Bathroom 4'8" x 7'10" (1.43m x 2.38m)
Fitted with three piece white shell style suite with comprising, deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan.









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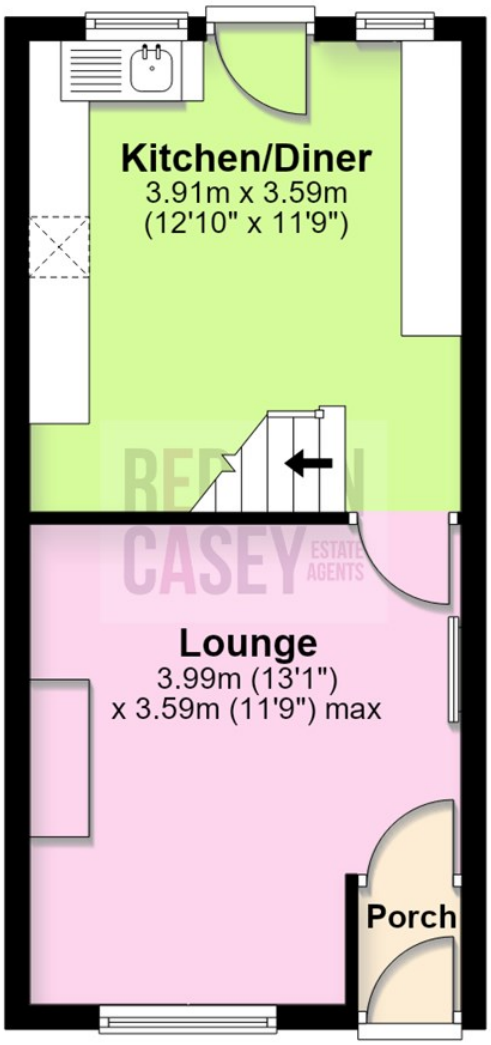
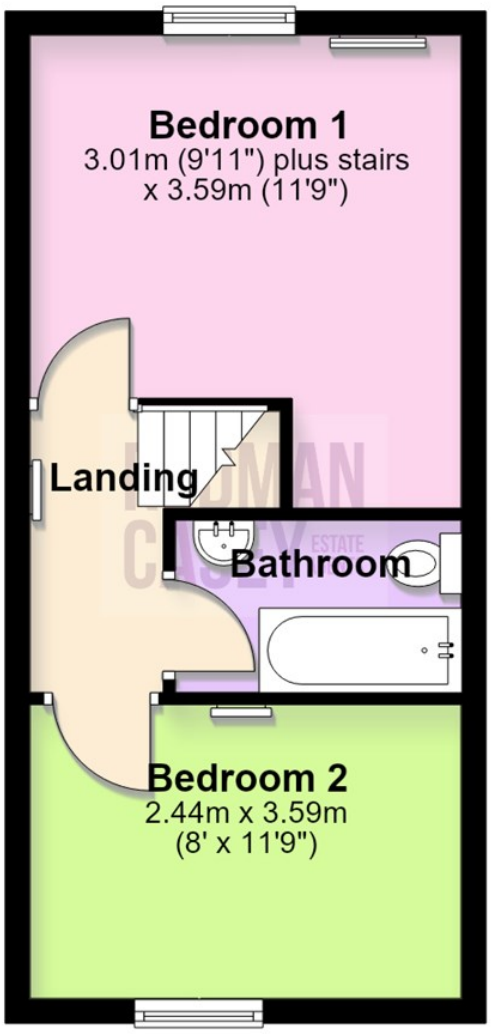
Ground Floor

Approx. 28.7 sq. metres (308.7 sq. feet)

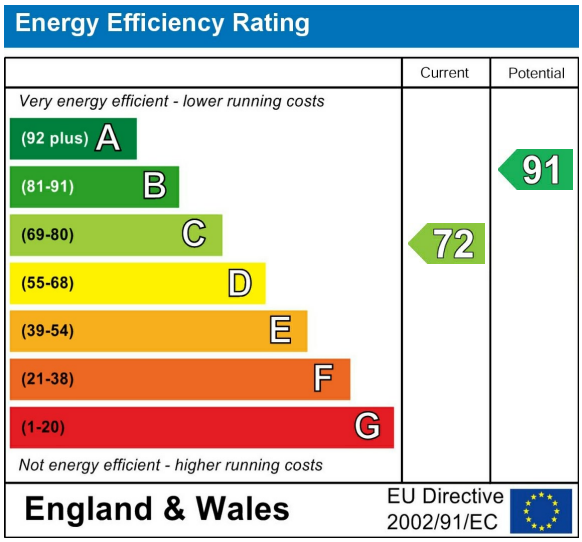


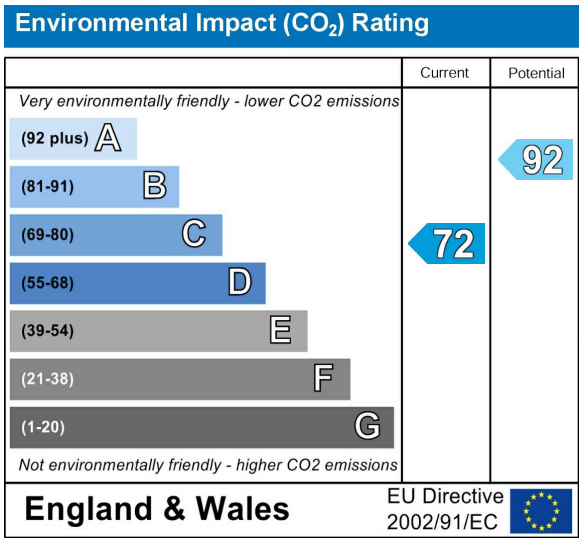
First Floor

Approx. 28.7 sq. metres (308.7 sq. feet)



Total area: approx. 57.4 sq. metres (617.5 sq. feet)





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