REDMAN CASEY ESTATE AGENTS

2 Watts Street, Horwich, Bolton, BL6 5NT

Offers Around £145,000

Two bedroom end terraced property, located in a very popular residential location. Close to local schools, shops, transport links and all local amenities. This property benefits from double glazing, gas central heating and will be sold with vacant possession and no onward chain. This spacious home would suit first time buyer or ideal as a buy to let property. with an approximate rent of £800 per calendar month.

- End Terraced
- Double Glazed
- Freehold
- Council Tax Band A
- Vacant Possession.
- Two Bedroom
- Gas Central Heating.
- Awaiting EPC
- No Chain
- Loft Room

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom end terraced located in a very popular residential location, close to local shops, schools, good transport links, and all local amenities. The property comprises:- Inner porch, lounge, kitchen diner, two bedrooms and a family bathroom. loft storage room. To the outside there is a small garden area to the front and a rear enclosed back yard. The property benefits from double glazing and gas central heating the property will have no onward chain and will be be vacant possession Would be ideal for first time buyer or buy to let investor with an approximate rent of £800 per calendar month.

Entrance Vestibule

Lounge 13'7" x 12'1" (4.15m x 3.68m)
UPVC double glazed window to front, double radiator,

Kitchen/Diner 11'5" x 12'1" (3.48m x 3.68m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in gas hob, uPVC double glazed window to rear, double radiator, wooden flooring, stairs, uPVC double glazed entrance door to rear.

Bedroom 1 8'7" x 12'1" (2.61m x 3.68m)
UPVC double glazed window to front, radiator,

Bedroom 2 8'4" x 12'1" (2.54m x 3.68m)
UPVC double glazed window to rear, radiator, .

Bathroom
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with fitted electric shower over and folding glass screen and low-level WC, tiled splashbacks, radiator.

Landing
UPVC double glazed window to side, stairs, :

Storage 15'1" x 12'1" (4.59m x 3.68m)
Power. lighting, fully boarded.

Outside Front
Small garden area.

Outside Rear
Fully enclosed rear yard with back gate entry.

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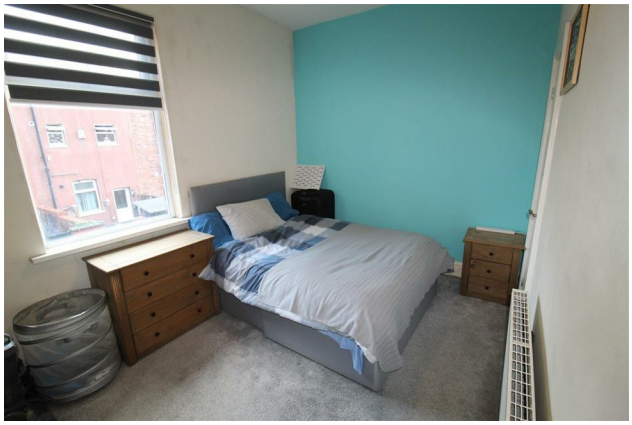

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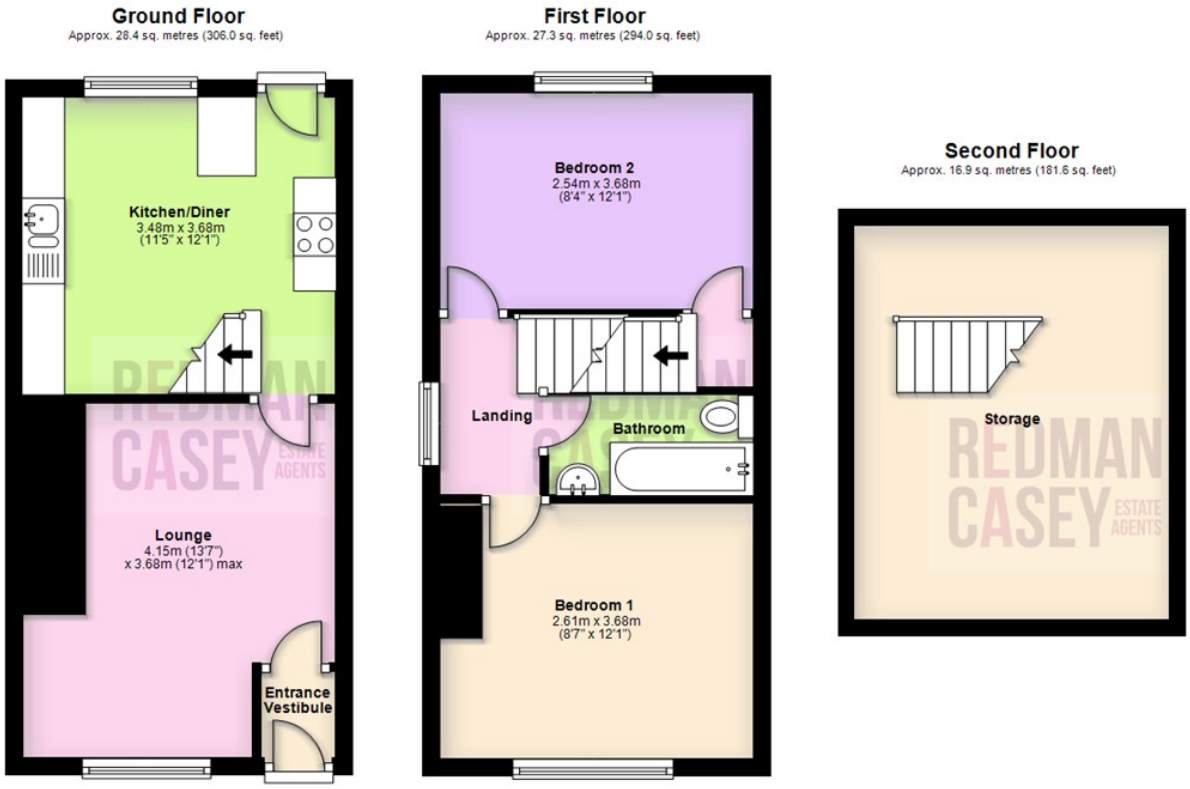
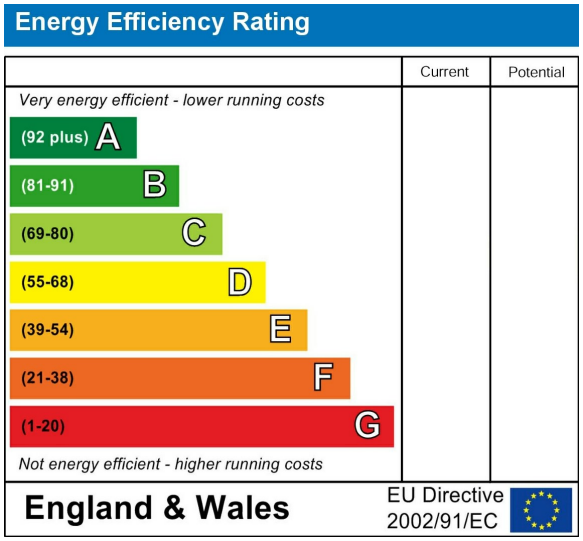
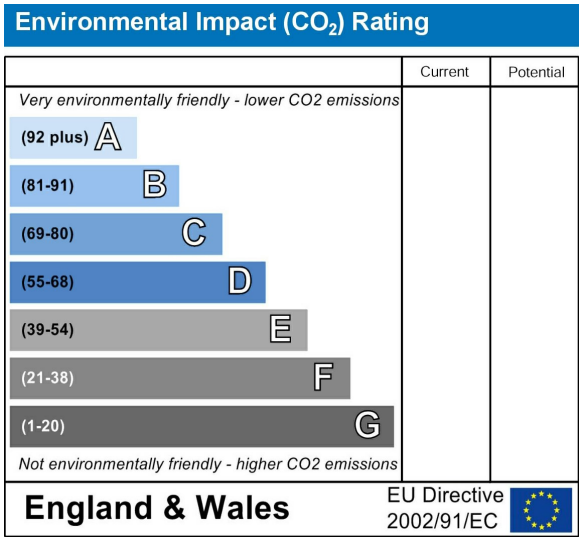


Total area: approx. 72.6 sq. metres (781.7 sq. feet)

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.





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