

14 Chantry Close, Westhoughton, Bolton, BL5 2LY



## Offers Around £175,000

Two bedroom mews style property, situated in a very quiet residential location. Close to local primary and secondary schools, local shops and amenities, good road and rail links making commute easy. benefiting from double glazing, gas central heating, gardens front and rear and is sold with vacant possession and no onward chain. Viewing of this home is highly recommended to appreciate the location, condition and all that is on offer.

- Two Bedroom
- Gardens Front And Rear
- Sold With Vacant Possession
- Freehold
- Awaiting EPC
- Mews Property
- Dedicated Parking Space
- No Chain
- Council Tax B



Two bedroom mews style property, located in a quiet residential location. Close to local primary and secondary schools, local amenities, great transport road and rail links making commute easy. The property comprises:- Entrance hall, lounge, kitchen diner. to the first floor there are two double bedrooms and a family bathroom. The outside has a small front garden and a fully enclosed rear garden. This home also benefits from off road parking dedicated space, gas central heating fully double glazed, patio seating area, sold with vacant possession and no chain.

This spacious freehold property is recommended for viewing to appreciate the space, condition, location and all that is on offer.

### Entrance Hall

Stairs, uPVC double glazed entrance door to front,

### Lounge 15'1" x 10'11" (4.60m x 3.34m)

UPVC double glazed bow window to front, coal effect gas open fire with set in and feature surround, double radiator, :

### Kitchen/Diner 9'1" x 13'11" (2.77m x 4.25m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear, door to Storage cupboard.

### Landing

### Bedroom 1 9'9" x 13'11" (2.98m x 4.25m)

UPVC double glazed window to front, Range of fitted wardrobe with matching drawers.:

### Storage

Storage cupboard.

### Bedroom 2 14'7" x 8'1" (4.44m x 2.46m)

UPVC double glazed window to rear, radiator.

### Bathroom

Three piece suite with comprising, vanity wash hand basin with cupboard under, mixer tap and tiled splashback, tiled shower enclosure with glass screen and low-level WC, uPVC frosted double glazed window to rear, radiator.

### Outside Front

Small garden area leading to front door laid to mature planting.

### Outside Rear

Enclosed rear garden with lawned area and patio seating area.



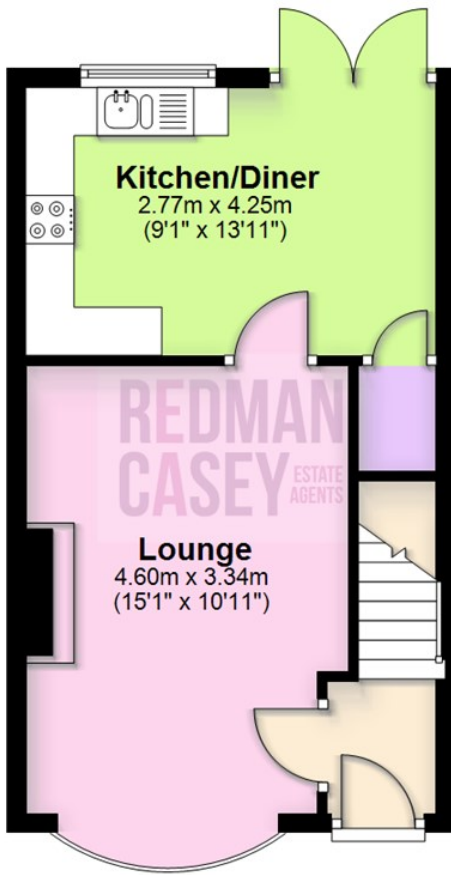


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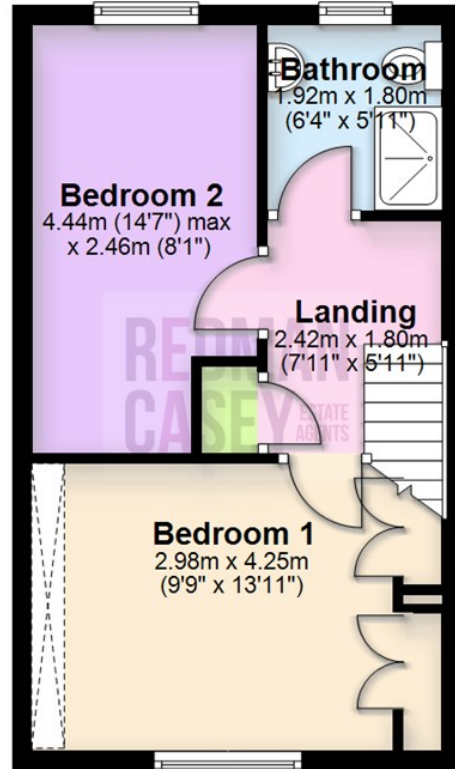
## Ground Floor

Approx. 32.1 sq. metres (345.4 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 64.2 sq. metres (691.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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