REDMAN CASEY ESTATE AGENTS

1 Graythwaite Road, Bolton, BL1 5QG



£225,000

Two bedroom spacious semi detached property, located in a very popular and sought after residential location. Close to local primary and secondary schools, good transport links, local shops, and local amenities. This spacious home has good outside space with wrap round gardens and patio dining area. This spacious home is highly recommended for viewing to appreciate the location excellent condition and space this home offers.

- Semi Detached
- Wrap Round Gardens
- Two Reception Rooms
- Gas Central Heating
- EPC Rating D
- Two Bedroom
- Patio Seating Area
- Double Glazed
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious two bedroom semi detached home set in an elevated position, in a quiet and very popular residential location, Close to local shops, primary and secondary schools, local shops and amenities. This property comprises:- entrance hall, lounge, dining room, kitchen. To the first floor there are two double bedrooms and a family bathroom. To the outside there are gardens to three side and patio seating area. This spacious home benefits from double glazing and gas central heating and is recommended for viewing to appreciate the location, condition and all this home has to offer.

Hall 2'9" x 4'8" (0.84m x 1.41m)
Double radiator, stairs, uPVC double glazed opaque entrance door to front,

Lounge
UPVC double glazed bay window to side, gas fire with set in and tiled surround, radiator, double radiator, :

Dining Room 14'7" x 10'11" (4.45m x 3.32m)
UPVC double glazed bay window to front, uPVC double glazed window to side, double radiator, radiator, door to Storage cupboard.

Storage
Storage cupboard.

Kitchen 7'2" x 11'8" (2.18m x 3.56m)
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 mixer tap, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, gas oven, gas hob, uPVC double glazed window to front, double radiator, hardwood entrance door to rear.

Bedroom 1 14'7" x 10'8" (4.44m x 3.24m)
UPVC double glazed window to side, double radiator, :

Bedroom 2 8'5" x 14'2" (2.57m x 4.32m)
Two uPVC double glazed windows to front, uPVC double glazed window to side, radiator, :

Bathroom 5'10" x 7'10" (1.77m x 2.39m)
Three piece suite with comprising, deep panelled bath, pedestal wash hand basin with electric shower over and low-level WC, full height ceramic tiling to all walls, uPVC opaque double glazed window to side, radiator, .

Landing 6'4" x 6'0" (1.93m x 1.83m)

Outside Front And Side
Private garden area with lawn and mature planting of shrubs and plants.

Outside Rear









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Enclosed garden area with mature planting and patio seating area.





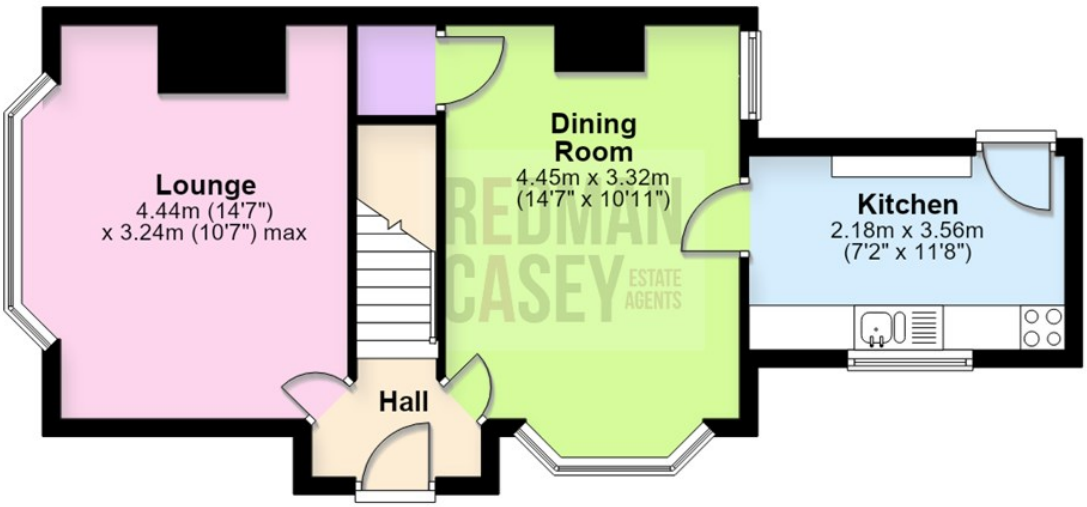




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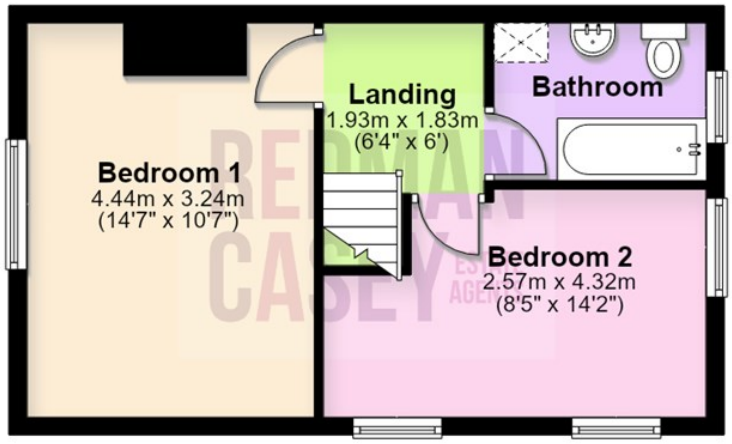
Ground Floor

Approx. 44.0 sq. metres (473.2 sq. feet)

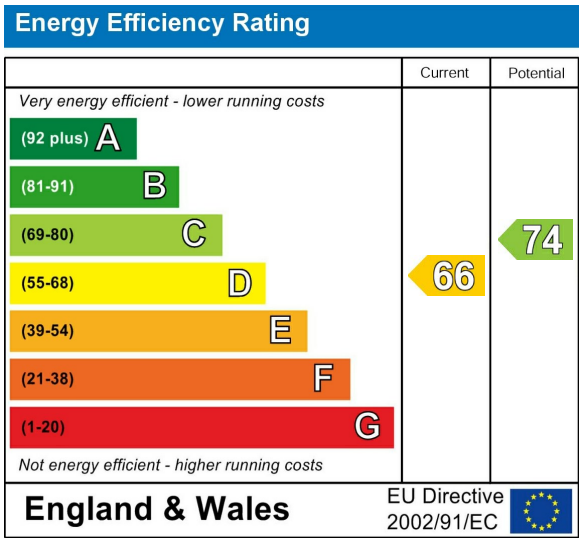


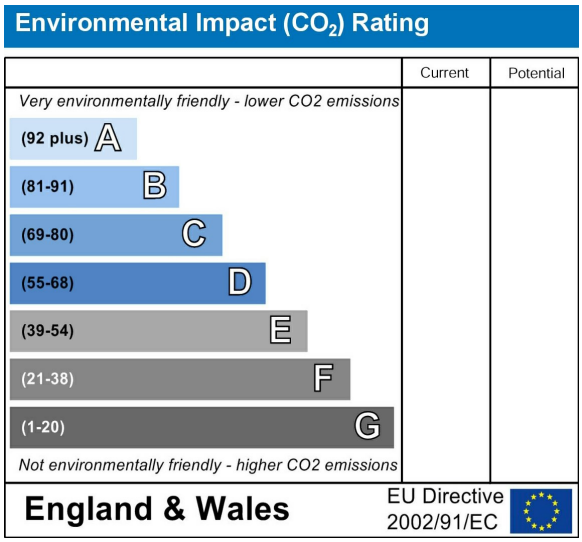
First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 78.0 sq. metres (839.4 sq. feet)





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