REDMAN CASEY ESTATE AGENTS

18 Hazel Pear Close, Horwich, Bolton, BL6 5GS



Offers In The Region Of £140,000

Three bedroom second floor apartment located in a very popular and quiet residential location. Close to local shops, amenities road and rail links making commute to Manchester very convenient. This modern spacious apartment benefits from, private parking, views over Rivington, three bedrooms fully double glazed and central heating and is sold with no onward chain. Viewing is essential to appreciate the condition location and space this home offers. Ideal rental investment with a return of 7.8% after maintenance fees have been taken off with a rent of £1050pcm (achieved on the exact size and style of property in the same block)

- Three Bedroom
- Parking Space
- No Chain
- EPC Rating D
- Close To Rivingington
- Second Floor Apartment
- Excellent Condition
- Council Tax Band B
- Double Glazed and Central Heating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Well presented three bedroom second floor apartment, located in a quiet residential location, close to local shops, amenities road and rail links making commute to Manchester and Preston very convenient. This property comprises:- Entrance hall, lounge, kitchen, three bedrooms and a family bathroom, dedicated parking to the rear of the building. Benefiting from, double glazing, central heating, storage space and views over Rivington, no onward chain. Viewing of the home is essential to appreciate the condition, location and all this home has to offer.

Hallway 11'7" x 4'0" (3.54m x 1.21m)
Electric storage heater, door to Storage cupboard,

Kitchen 9'11" x 6'2" (3.02m x 1.88m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric cooker, built-in four ring electric hob with extractor hood over, uPVC double glazed window to side.

Lounge/Diner 15'10" x 11'10" (4.83m x 3.61m)
UPVC double glazed window to side, electric storage heater.

Bathroom 6'1" x 6'2" (1.86m x 1.88m)
Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and shower curtain and low-level WC, tiled splashbacks, uPVC double glazed window to side.

Bedroom 1 10'8" x 10'8" (3.24m x 3.25m)
UPVC double glazed window to side, electric storage heater.

Bedroom 2 6'10" x 10'6" (2.09m x 3.20m)
UPVC double glazed window to side, electric storage heater, door to Storage cupboard.

Bedroom 3 10'4" x 6'11" (3.15m x 2.11m)
UPVC double glazed window to side, electric storage heater.









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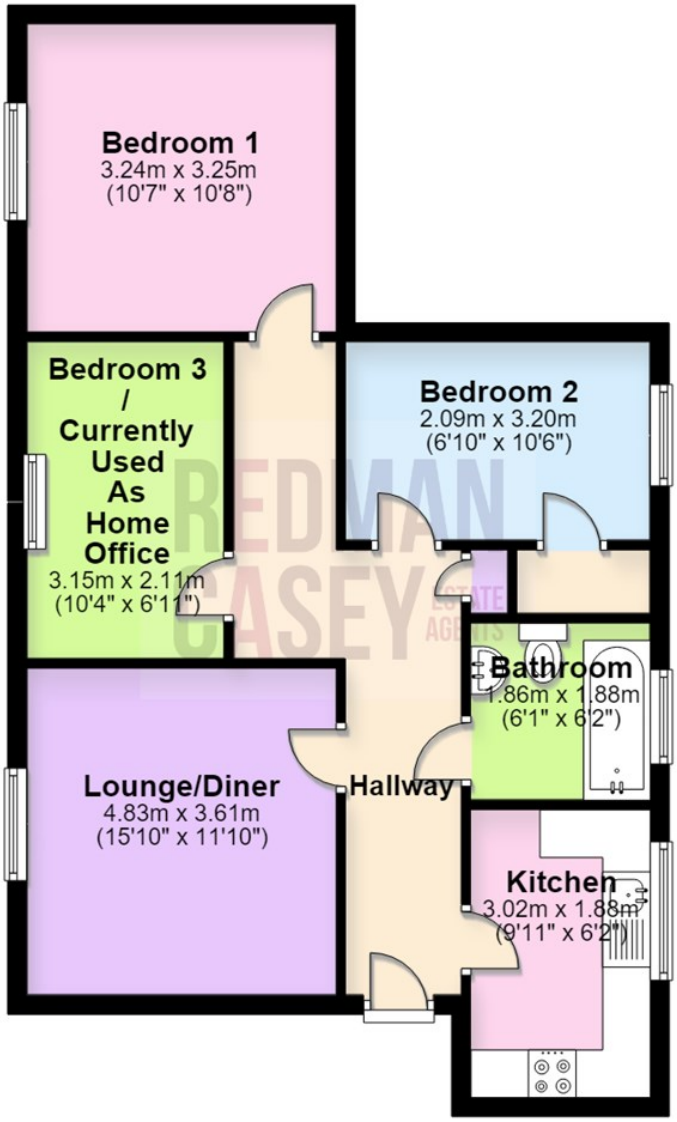
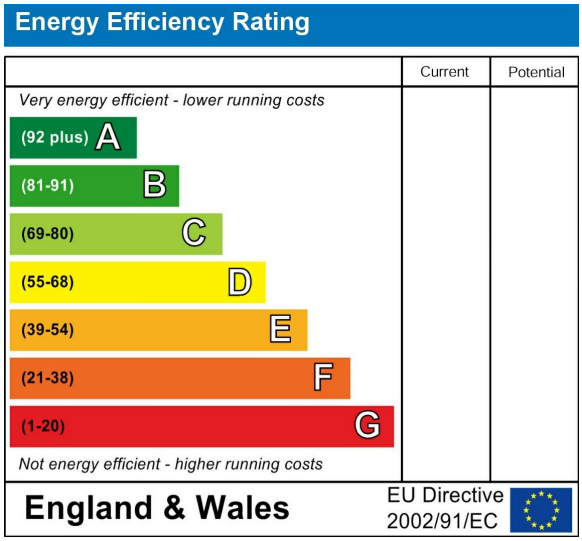
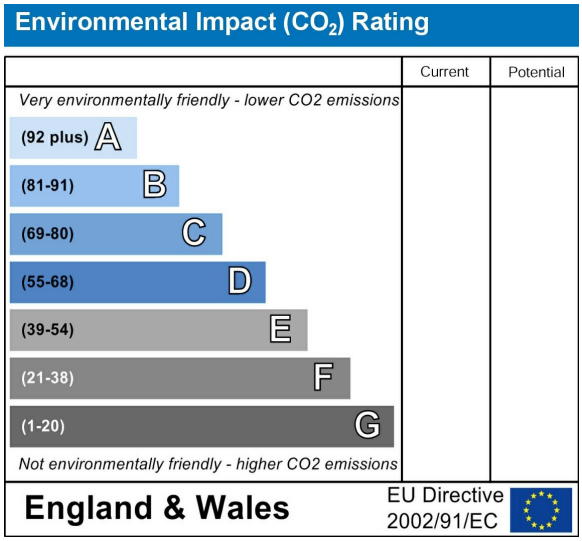
Ground Floor

Approx. 63.8 sq. metres (686.9 sq. feet)



Total area: approx. 63.8 sq. metres (686.9 sq. feet)





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