REDMAN CASEY ESTATE AGENTS

4 Killingworth Mews, Horwich, Bolton, BL6 6TZ

Offers In The Region Of £185,000

Well presented two bedroom mews property located off Chorley New Road in Horwich, the property offers excellent accommodation with spacious lounge modern fitted kitchen diner and superb shower room, two generous bedrooms the master with fitted wardrobes and gardens to front and rear with driveway parking for one car. The property is ideally located for access to many local amenities, shops , schools and transport networks for road and rail, benefitting from gas central heating and double glazing, sold with no chain and vacant possession the property must be viewed to appreciate all that is on offer.

- 2 Bedroom Mews Property
- Fitted Dining Kitchen
- Modern Fitted Shower Room
- EPC Rating TBC
- Spacious Lounge
- 2 Generous Bedrooms
- Gardens & Driveway Parking
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Situated off Chorley New Road this deceptively spacious two bedroom mews property offers superb accommodation which has been modernised and improved and comprises : Hallway, spacious lounge, modern fitted dining kitchen, two generous double bedroom with fitted wardrobes to master bedroom and modern fitted 3 piece shower room. Outside there are gardens to the front and rear and driveway parking for a car. The property is ideally located for access to many amenities including Middlebrook Retail park, local shops and schools and transport links for M61 and Horwich Parkway Rail station. sold with no onward chain and vacant possession Viewing is essential to appreciate all that is on offer.

Entrance Hall 12'3" x 4'4" (3.74m x 1.31m)
Stairs, uPVC double glazed entrance door, door to:

Lounge 13'7" x 14'0" (4.15m x 4.26m)
Window to front, two windows to side, double radiator, open plan, door to:

Kitchen/Diner 8'3" x 17'0" (2.51m x 5.18m)
Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and contrasting worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and slimline dishwasher, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed patio door to garden.

Landing 2'4" x 7'5" (0.70m x 2.25m)
Door to:

Bedroom 1 11'6" x 13'11" (3.51m x 4.25m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, further built-in single wardrobe(s), fitted matching dressing table, bedside cabinets and drawers, radiator, door to built in over stairs storage cupboard.

Bedroom 2 9'3" x 9'6" (2.82m x 2.90m)
UPVC double glazed window to rear, radiator.

Shower Room 8'3" x 7'5" (2.51m x 2.25m)
Fitted with three piece modern white suite with comprising, tiled double shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and half height ceramic tiling to one wall, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside

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Front garden, paved driveway to the front with car parking space for car with gravelled area and mature flower and shrub borders, enclosed by dwarf brick wall to front. Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, rear gated access.

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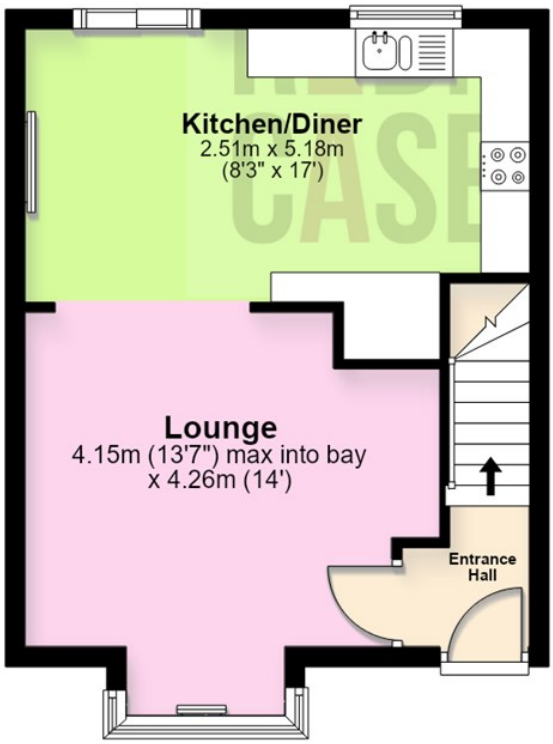
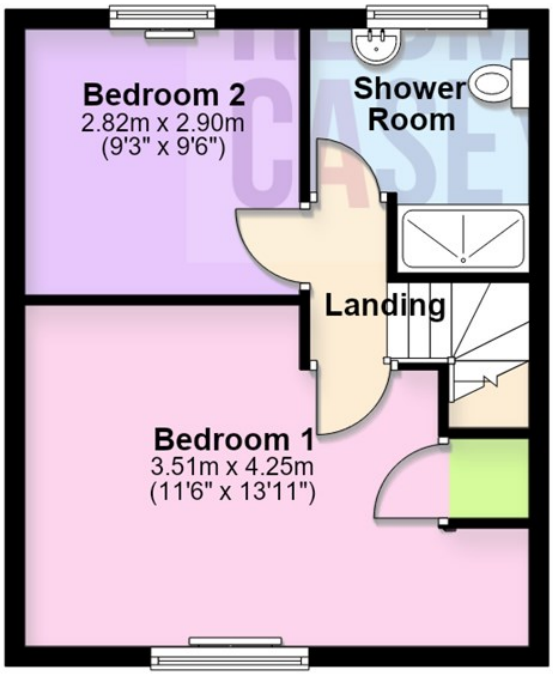
Ground Floor

Approx. 35.9 sq. metres (386.5 sq. feet)

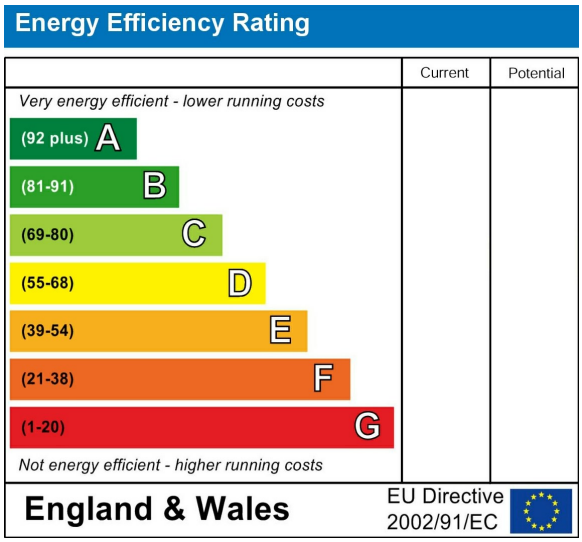


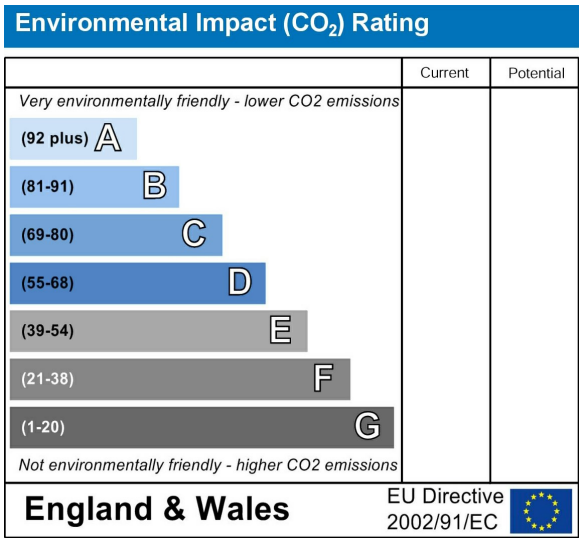
First Floor

Approx. 30.7 sq. metres (329.9 sq. feet)



Total area: approx. 66.6 sq. metres (716.4 sq. feet)





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