REDMAN CASEY ESTATE AGENTS

75 Rawsthorne Street, Halliwell, Bolton, BL1 3QQ



Offers In The Region Of £145,000

Deceptively spacious 3 bedroom mid terraced property, extended to the rear offering excellent accommodation with large kitchen, 2 reception rooms bathroom and three bedrooms, down stairs shower room. Ideally located for access to local amenities, schools and transport links into Bolton town centre. Sold with no chain and vacant possession the property must be viewed to appreciate all that is on offer.

- 3 Bedroom Terrace
- Large Kitchen
- No Chain & Vacant Possession
- EPC Rating C
- 2 Reception Rooms
- Shower Room and Bathroom
- Ideal Buy to Let or First Purchase
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, sought after local schools and transport links this deceptively spacious mid terraced property offers excellent accommodation over 3 floors with large lounge, dining area fitted kitchen and shower room, to the first floor there are two bedrooms and a bathroom and to the second floor a further bedroom. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

Lounge 14'0" x 11'11" (4.27m x 3.63m)
UPVC double glazed window to front, coal effect gas fire, radiator, uPVC double glazed entrance door, double door, door to:

Dining Area 8'6" x 11'11" (2.59m x 3.63m)
Carpeted stairs to first floor, open plan, uPVC double glazed door to rear, door to:

Kitchen 12'6" x 7'6" (3.81m x 2.28m)
Fitted with a matching range of oak effect base and eye level cupboards with contrasting round edged worktops, 1+1/2 bowl china sink unit with swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and range with extractor hood over, uPVC double glazed window to side, tiled flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, door to:

Shower Room 3'5" x 7'6" (1.04m x 2.28m)
Fitted with three piece suite with comprising, tiled shower enclosure, wall mounted wash hand basin with mixer tap and low-level WC full height ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring.

Landing
UPVC double glazed window to rear, radiator, stairs, door to:

Bedroom 1 8'2" x 11'11" (2.49m x 3.63m)
UPVC double glazed window to front.

Bedroom 2 8'6" x 6'4" (2.59m x 1.93m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite with comprising, deep panelled bath, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan.

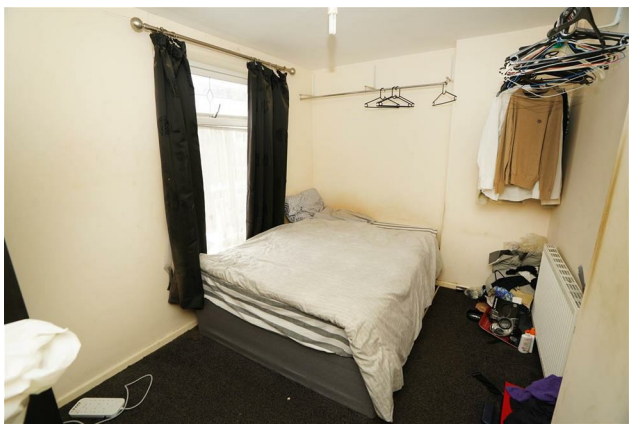
Bedroom 3 17'10" x 9'8" (5.43m x 2.95m)
Double glazed velux skylight to rear, radiator.

Outside
Rear, enclosed by brick wall to sides, rear gated access, paved hard standing.

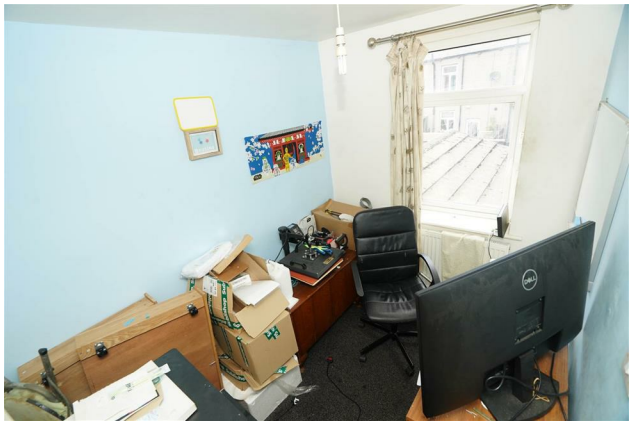








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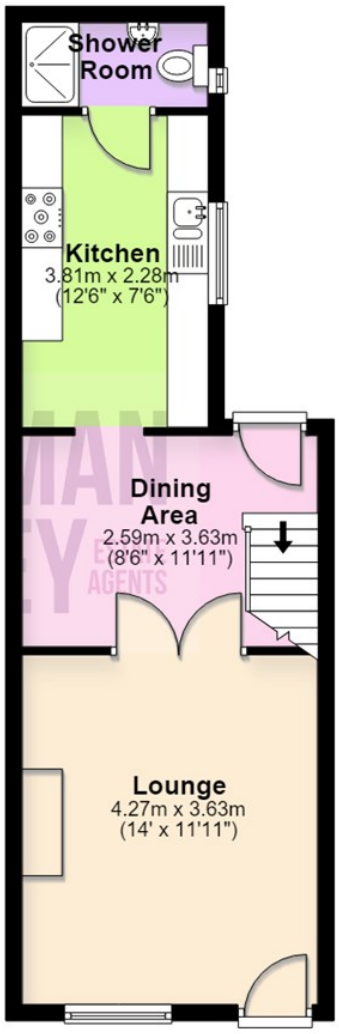




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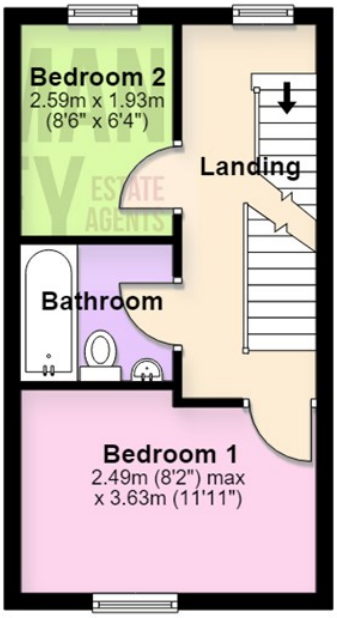
Ground Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



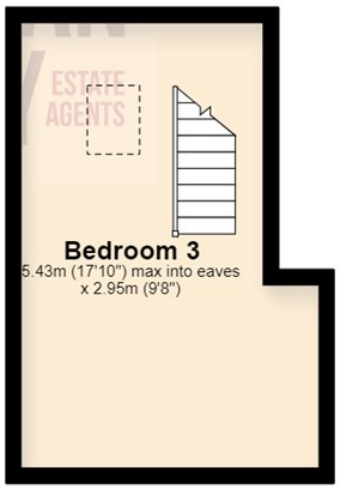
First Floor

Approx. 25.4 sq. metres (273.1 sq. feet)



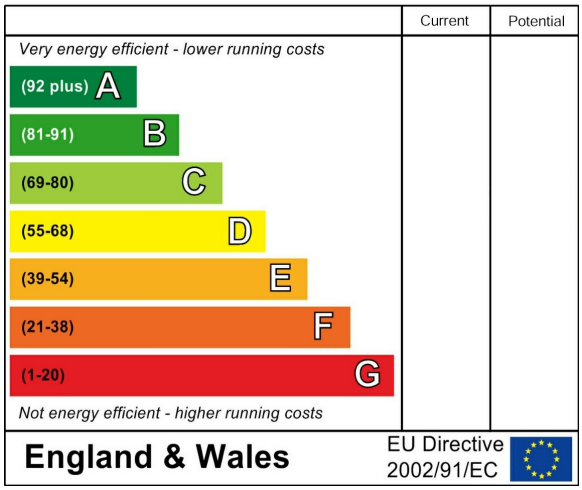
Second Floor

Approx. 17.5 sq. metres (188.4 sq. feet)

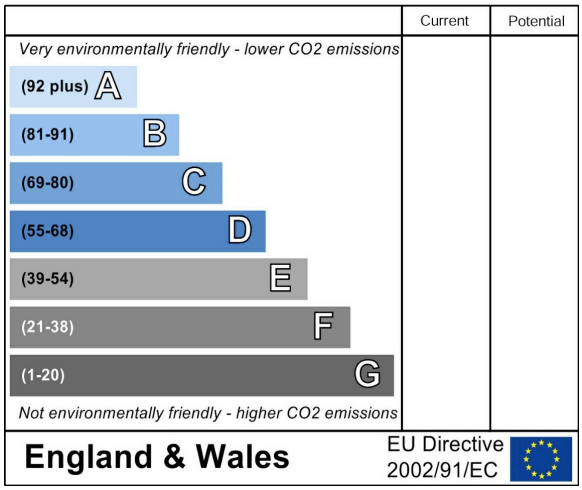


Total area: approx. 79.6 sq. metres (857.3 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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