REDMAN CASEY ESTATE AGENTS

50 Springburn Close, Horwich, BL6 6SR



Offers Around £195,000

Two double bedroom town house located in a quiet Cul-De-Sac. Close to Middlebrook Retail Park, great road and rail links making commute to Manchester and Preston very easy. This spacious home benefits from double glazing, gas central heating, two private parking spaces, private rear garden with patio seating area and is sold with the added benefit of no chain and vacant possession. Viewing recommended to appreciate the location, condition of this property.

- Two Double Bedrooms
- Two Parking Spaces
- Vacant Possession
- Quiet Cul-De-Sac
- Awaiting EPC
- Town House
- Private Rear Garden
- No Chain
- 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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Two bedroom townhouse, sold with no chain and vacant possession. Situated in a very popular residential location in a quiet Cul-De-Sac. Located close to the Middlebrook Retail Park and is close to local primary and secondary schools, local amenities and great road and rail links making commute to Manchester or Preston very convenient. The property comprises:- Entrance, lounge diner, kitchen, the first floor has two double bedrooms and a family bathroom. To the outside there are two dedicated parking spaces to the front and a private rear garden. The property benefits from patio seating area double glazing, gas central heating and no onward chain. Viewing is essential to appreciate the condition, location and all this home has to offer.



Inner Porch 3'2" x 3'2" (0.97m x 0.97m)
Storage cupboard, radiator, uPVC double glazed opaque entrance door to front,



Lounge/Dining Room 24'11" x 13'0" (7.59m x 3.96m)
UPVC double glazed window to front, two double radiators, stairs, uPVC double glazed entrance double door to rear, :

Kitchen 7'11" x 6'8" (2.41m x 2.03m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, radiator.



Under Stairs Storage

Bedroom 1 11'7" x 10'3" (3.54m x 3.13m)
UPVC double glazed bay window to front, radiator, door to Storage cupboard.

Bedroom 2 9'5" x 13'7" (2.88m x 4.14m)
UPVC double glazed window to rear, radiator, :

Bathroom 8'7" x 4'11" (2.61m x 1.49m)
Three piece with comprising, deep panelled bath, vanity wash hand basin with storage under, mixer tap, full height ceramic tiling to all walls and mirror with shower over and low-level WC, uPVC frosted double glazed window to front, radiator, ceramic tiled flooring.



Landing 8'3" x 2'9" (2.51m x 0.84m)

Outside Front
Two parking spaces.

Outside Rear
Enclosed rear garden laid to lawn with patio seating area.

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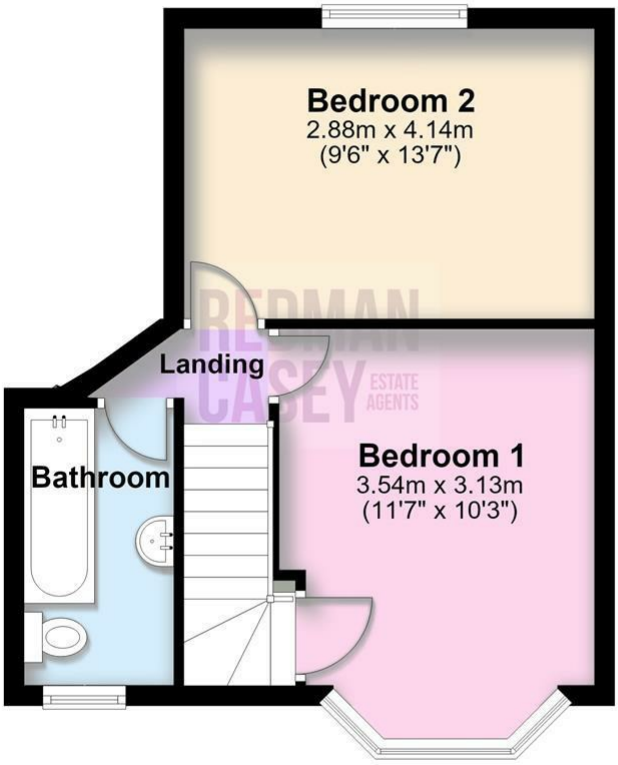
Ground Floor

Approx. 33.4 sq. metres (359.1 sq. feet)

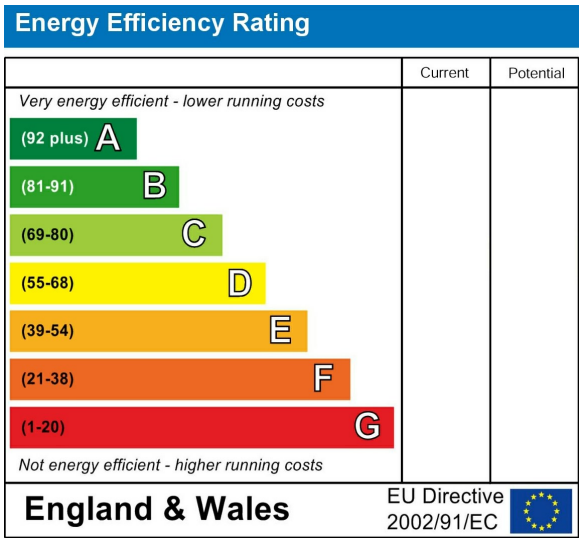


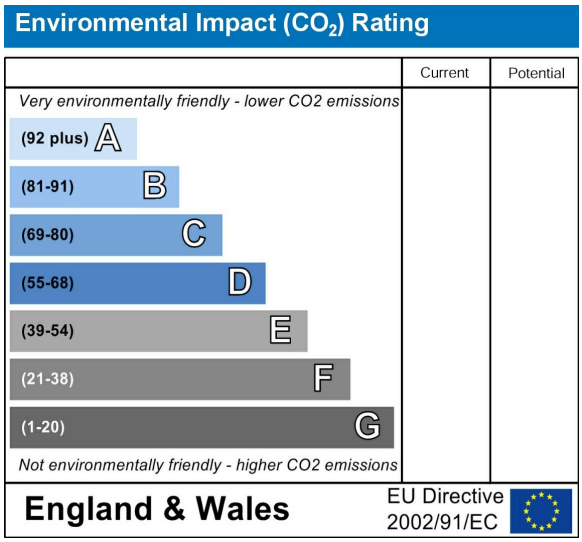
First Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



Total area: approx. 64.8 sq. metres (697.9 sq. feet)





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