REDMAN CASEY ESTATE AGENTS

16 Ryley Avenue, Deane, Bolton, BL3 5RB



Offers Around £130,000

Two bedroom semi detached property. Located in a very popular residential location, close to local shops, schools and all local amenities. This two bedroom semi detached benefits from double glazing, gas central heating private garden to the rear and is sold with vacant possession and no chain. There is room to extend to the rear with the correct planning permissions. Viewing is recommended to appreciate the potential and location of this home.

- Semi Detached
- Garden to Rear
- Gas Central Heating
- Popular Residential Area
- Vacant Possession
- Fully Double Glazed
- Awaiting EPC
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Two bedroom semi detached property with potential to extend with the correct planning permissions in place. This home is located in a popular and quiet residential location. Close to local primary and secondary schools. The property comprises :- Inner porch, lounge, kitchen diner, to the first floor there are two double bedrooms and a family bathroom. To the outside there is a small garden to the front and a private enclosed rear garden. Benefiting from double glazing, gas central heating, and is sold with no chain and vacant possession. Viewing is encouraged to appreciate the potential and location of this family home.



Inner Porch
UPVC double entrance door to front,

Lounge 13'0" x 13'2" (3.95m x 4.01m)
UPVC double glazed bay window to front, gas fire with set in and feature stone surround, double radiator, double door,



Kitchen/Diner 12'11" x 13'2" (3.93m x 4.01m)
With a matching range of base units with drawers and worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, window to rear, uPVC double glazed window, two double radiators, stairs, uPVC double glazed entrance door to rear, :

Storage 5'1" x 3'2" (1.54m x 0.96m)
Door.



Bedroom 1 13'0" x 13'2" (3.95m x 4.01m)
UPVC double glazed window to front, fitted wardrobes, radiator, two double doors, :

Bedroom 2 13'0" x 8'6" (3.96m x 2.59m)
UPVC double glazed window to rear, fitted wardrobes, radiator, two double doors.

Landing 6'7" x 3'1" (2.00m x 0.93m)

Bathroom 10'1" x 5'9" (3.08m x 1.75m)
Three piece suite with comprising, wash hand basin, shower enclosure with glass screen and low-level WC, uPVC frosted double glazed window to rear, radiator.



Outside Front
Small garden fronted

Outside Rear
Enclosed Rear Garden laid to lawn with mature flower beds.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk



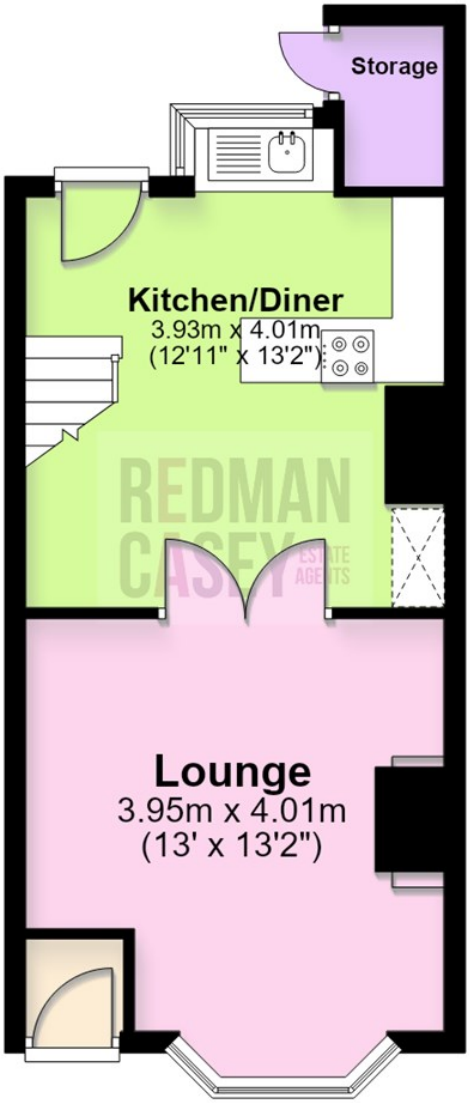




69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

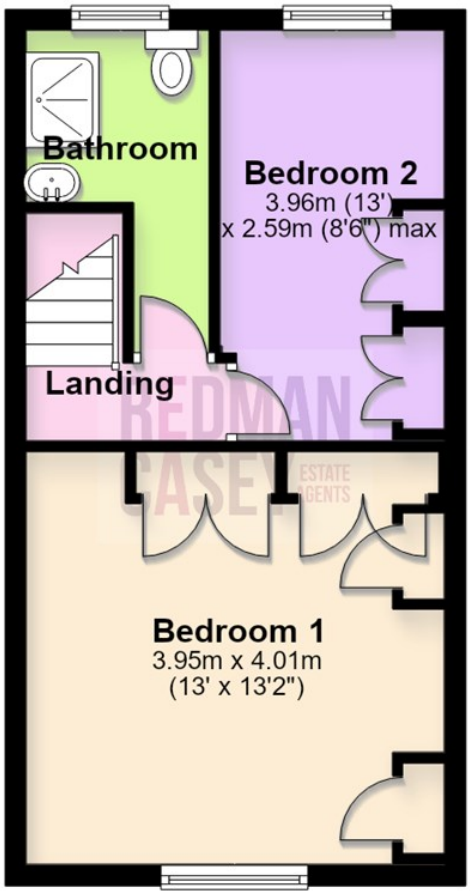
Ground Floor

Approx. 34.8 sq. metres (374.3 sq. feet)

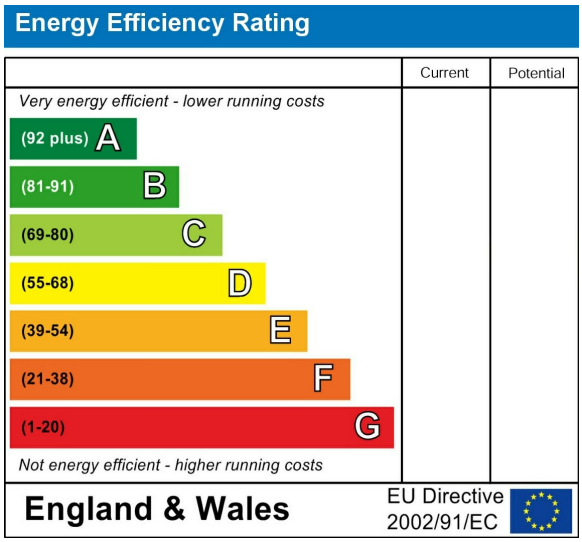


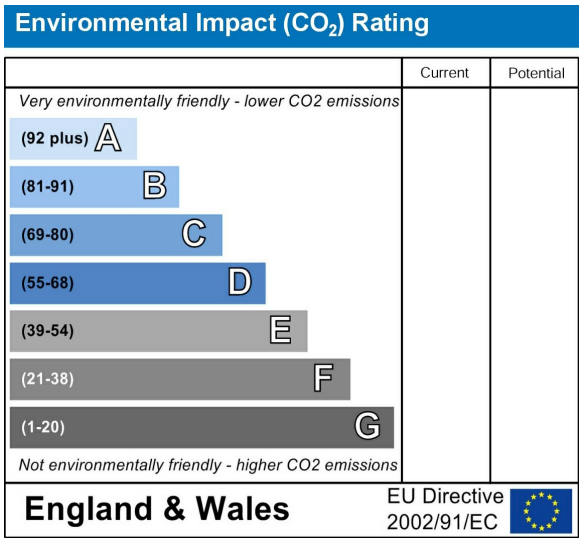
First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk