REDMAN CASEY ESTATE AGENTS

25 Wellington Road, Turton, Bolton, BL7 0EG

£240,000

A deceptively spacious mid terraced residence on Wellington road, Turton offering accommodation over two levels. The property in good decorative order throughout comprising, lounge, kitchen and dining area, utility room, front and rear patio & garden areas, two bedrooms and a three piece bathroom suite. The property is situated within proximity to amenities, regarded schooling, local eateries and pubs. Sold with no onwards chain and vacant possession

- Two Bedroom Mid Terraced Property
- Spacious Living Accommodation
- Two Generous Bedrooms
- EPC Rating TBC
- Sought After Location
- Kitchen and Utility Room
- Potential for Loft Conversion
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated between Edgworth and Chapeltown this spacious two bedroom terraced property offers excellent living accommodation over two floors with the potential (subject to planning) for a loft conversion to increase the bedroom accommodation. Currently the property comprises: Vestibule, lounge, dining kitchen and utility, To the first floor there are two generous bedrooms and large bathroom fitted with a 4 piece suite. Outside there is a gravelled front garden with shrub borders and to the rear there is an enclosed courtyard with paved patio and rear gated access. The property is sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Vestibule
UPVC double glazed entrance door, door to:

Lounge 15'4" x 13'7" (4.68m x 4.14m)
UPVC double glazed window to front, coal effect gas fire with set in and stone built surround, radiator, stairs, open plan, door to:

Kitchen/Diner 12'6" x 13'7" (3.82m x 4.14m)
Base cupboards with round edged worktops, twin bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, space for fridge, built-in eye level electric fan assisted double oven, four ring hob, sealed unit double glazed window to rear, radiator, three wall lights, door to:

Utility 8'9" x 5'3" (2.66m x 1.59m)
Eye level cupboards, plumbing for washing machine and dishwasher, uPVC double glazed window to rear, quarry tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, door.

Landing 5'9" x 8'0" (1.74m x 2.45m)
Door to:

Bedroom 1 12'5" x 13'7" (3.78m x 4.14m)
UPVC double glazed window to front, two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, radiator.

Bedroom 2 9'6" x 7'5" (2.89m x 2.26m)
UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, radiator.

Bathroom
Fitted with four piece coloured suite with comprising, deep panelled bath, inset wash hand basin in vanity unit with cupboards under, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

Outside

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Front garden, enclosed by stone wall and fencing to front and sides with gravelled area and mature flower and shrub borders, steps leading to front.
Private rear, brick wall to rear and sides, paved sun patio, raised borders, rear gated access.

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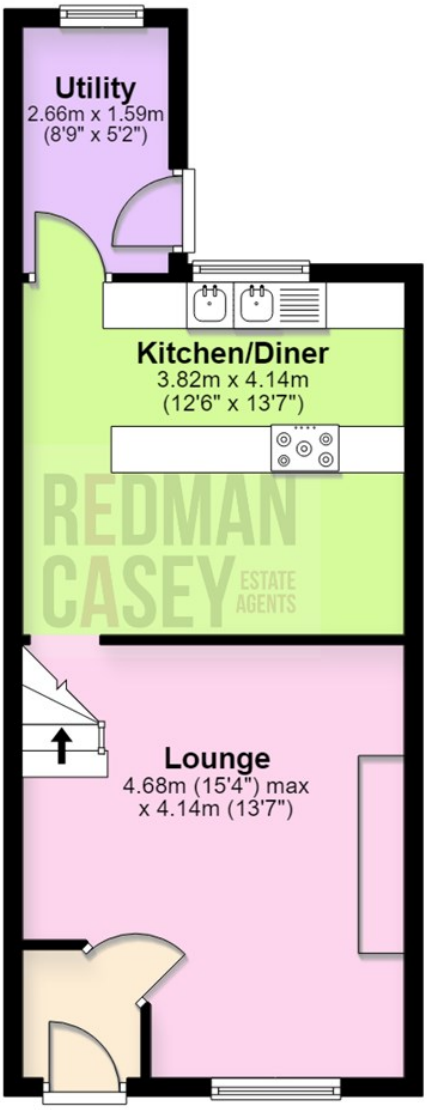
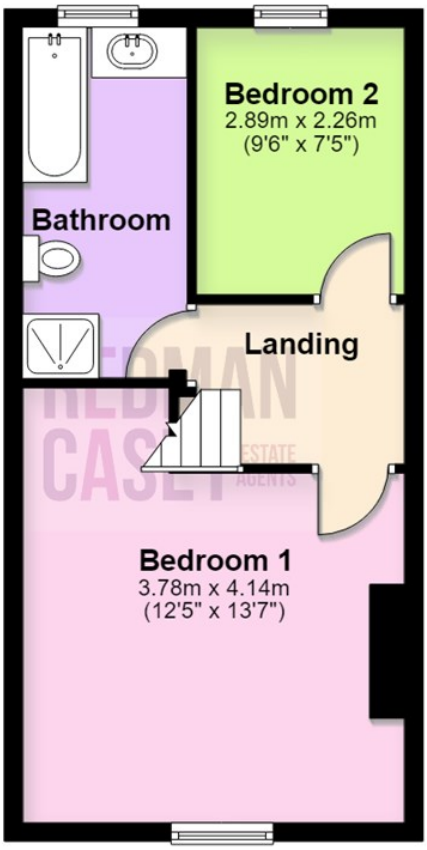
Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



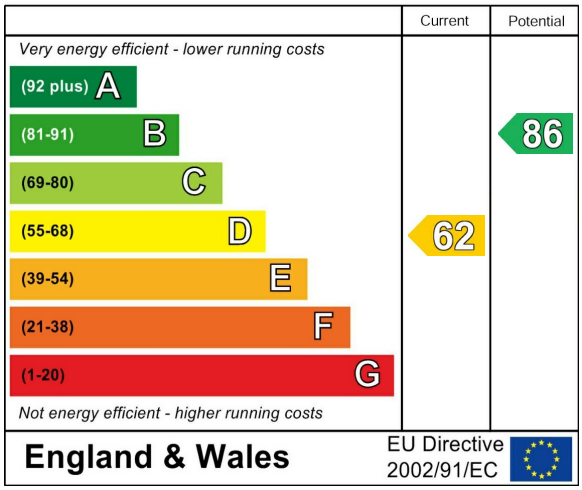
First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)

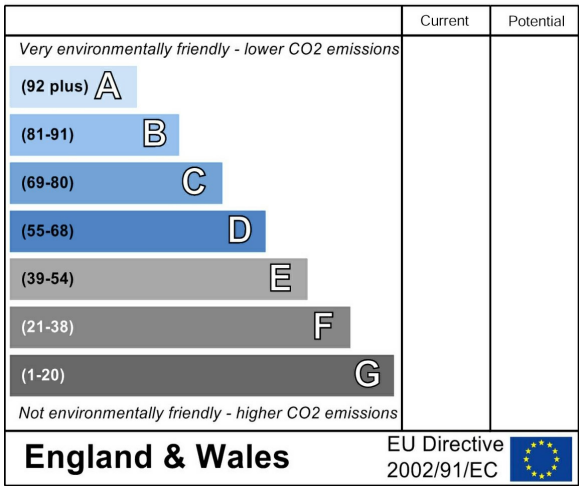


Total area: approx. 75.6 sq. metres (813.9 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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