

# REDMAN CASEY ESTATE AGENTS

60 Catherine Street East, Horwich, Bolton, Lancashire, BL6 7JZ



**£95,000**

A two bedroom extended terraced home offered with no onward chain with lobby, lounge, kitchen diner, two bedrooms and a three piece shower room. Externally patio and garden areas and the property also benefits from gas central heating and double glazed windows. viewing essential.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT  
Tel: 01204 329990 | Fax: | Email: [sales@redmancasey.co.uk](mailto:sales@redmancasey.co.uk)  
[www.redmancasey.co.uk](http://www.redmancasey.co.uk)





Positioned on Catherine Street East a mid terraced home offered with no onward chain offering, lobby, lounge & kitchen diner with French doors leading to a pleasant rear patio and garden. On the upper level there are two good sized bedrooms the master having fitted units. There is also a three piece shower room. The property benefits from having gas central heating and double glazed windows throughout and is well located for the village centre of Horwich filled with local supermarkets, cafes, restaurants, shops, bars and local businesses. There is access to local train station, motorway and bus routes and Middlebrook retail park is also within easy reach. Early viewing is essential to fully appreciate.

### Lobby

Door to lobby, stairs rise to upper level, door to lounge.

### Lounge 10'3" x 13'1" (3.13m x 3.99m)

Access from the lobby to lounge with laminate flooring, power points, wall mounted radiator, double glazed window to front elevation, timber and glass panelled door to kitchen diner, under stairs storage.

### Kitchen/Diner 6'8" x 16'4" (2.04m x 4.98m)

Access from the lounge to kitchen diner fitted with a range of wall and base units and contrasting work surfaces, splash back tiling, power points, plumbed for washing facilities, space for fridge freezer, inset sink, double glazed window to rear, dining area with upvc and glass panelled doors leading to the rear garden, laminate flooring.

### Landing

Stairs rise to upper level, doors lead to further accommodation, loft access (with ladder, power point and boarded)

### Bedroom 1 9'9" x 16'4" (2.96m x 4.98m)

Good sized double bedroom with fitted wardrobes providing storage and hanging space, double glazed windows to front elevation, power points, wall mounted radiator, laminate flooring.

### Bedroom 2 7'5" x 9'1" (2.25m x 2.76m)

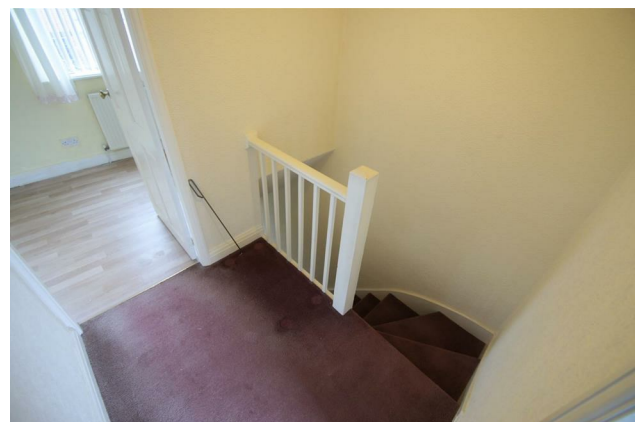
Access from the landing to bedroom two with double glazed window to rear, wall mounted radiator, power points.

### Shower Room

three piece suite with shower cubicle, low level W.C., vanity wash basin, double glazed frosted window, partial tiled elevations.

### Outside

To the front a gravel bedded area with stone flagged path and traditional brick wall to border.



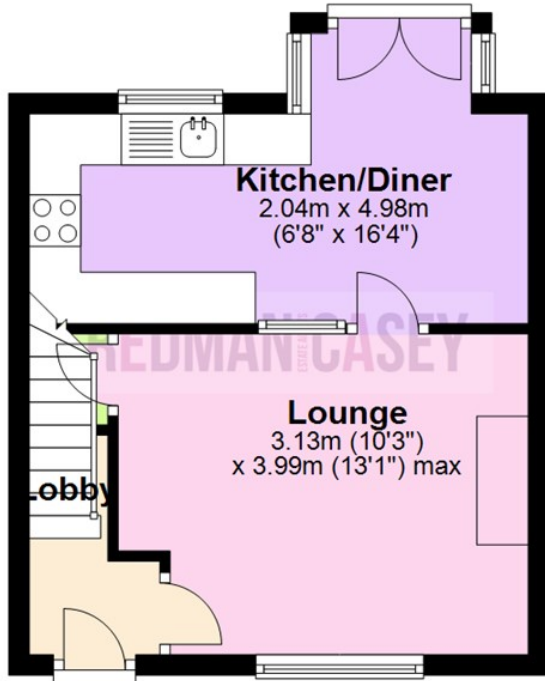
To the rear a stone flagged patio with soil bedded areas with seasonal flowers, plants and foliage with traditional wooden panelled fencing to border.





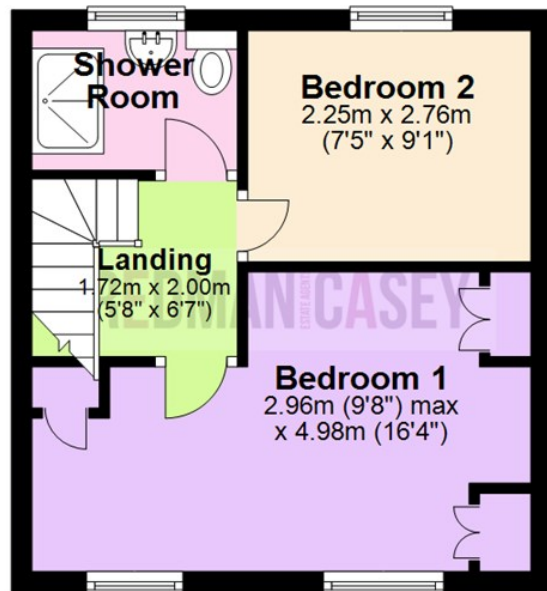
## Ground Floor

Approx. 26.8 sq. metres (288.7 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.6 sq. feet)



Total area: approx. 52.4 sq. metres (564.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

