REDMAN CASEY ESTATE AGENTS

38 Merryfield Grange, Heaton, Bolton, Greater Manchester, BL1 5GS

Offers In The Region Of £170,000

A superb two bedroom first floor apartment set in the ever popular location of Heaton, close to motorway access, Bolton Town Centre and Middlebrook Retail park. The apartment sits within a gated community and offers excellent accommodation with two generous double bedrooms the main with en suite shower room, family bathroom,and a spacious open plan lounge / kitchen, fitted with a modern range of base and wall units with built in and integrated appliances Enjoying pleasant mature communal gardens with extensive lawned areas and mature flower and shrub beds and borders, ideally located for access to local parks and walks along the Middle Brook valley.

- First Floor Apartment
- Two Double Bedrooms
- En Suite To Master
- Spacious Living Accommodation
- Secure Underground Parking & Gated Development
- Modern Fitted Kitchen

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy reach of Bolton town centre, Middlebrook retail park and transport links both road and rail to Preston, Manchester and beyond makes this an ideal property for a commuter or someone or indeed someone buying a first home. The development is access via remote gates and the property offers generous accommodation which comprises :- entrance hall with video intercom system, bathroom with three piece suite, bedroom 2 and bedroom 1 with en-suite shower room, spacious open plan living room / kitchen fitted with a range of modern units with built in and integrated appliances. Outside there are communal gardens and an allocated parking space in the underground car park.

Entrance Hall
Radiator, double door to built-in double storage cupboard, door to:

Bathroom
Fitted with three piece white suite comprising deep panelled bath with hand shower attachment over and mixer tap and inset wash hand basin with mixer tap, WC with hidden cistern, half height ceramic tiling to all walls, extractor fan, shaver point, radiator, ceramic tiled flooring.

Bedroom 2 15'4" x 7'4" (4.67m x 2.24m)
UPVC double glazed window to rear, radiator.

Bedroom 1 15'7" x 17'5" (4.76m x 5.30m)
Two uPVC double glazed windows to side, radiator, door to:

En-suite
Fitted with three piece white suite comprising inset wash hand basin with mixer tap and tiled double shower enclosure, WC with hidden cistern, half height ceramic tiling to all walls, extractor fan, shaver point.

Lounge / Kitchen 15'4" x 21'5" (4.67m x 6.53m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and complementary worktop space over, wine rack, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, two double radiators, laminate flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, uPVC double glazed patio door to:

Balcony 2'9" x 9'6" (0.83m x 2.90m)
Glass and chrome balustrade timber decking flooring.

Outside
Communal gardens (photos shown of gardens are communal) Gated entrance, visitors parking.

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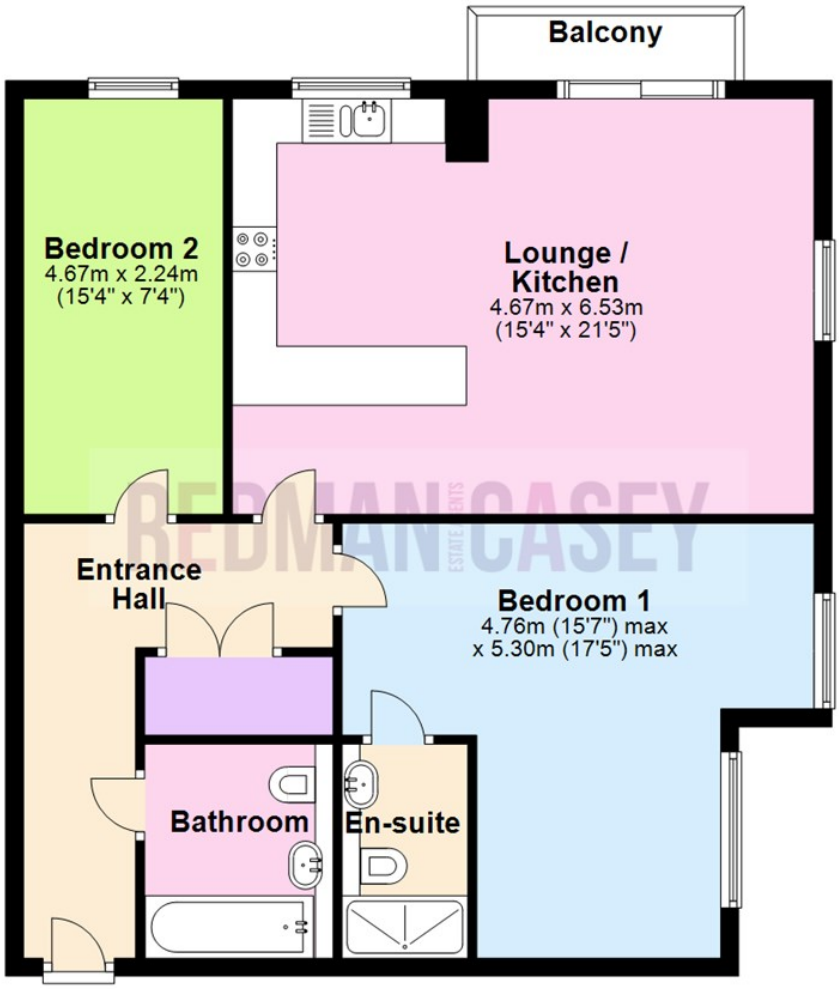
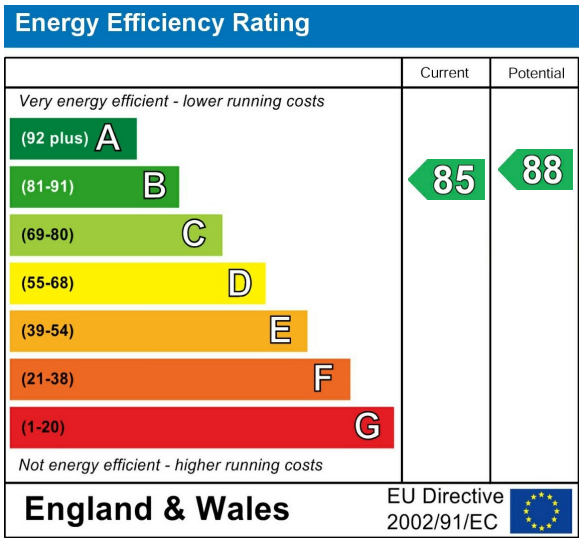
First Floor

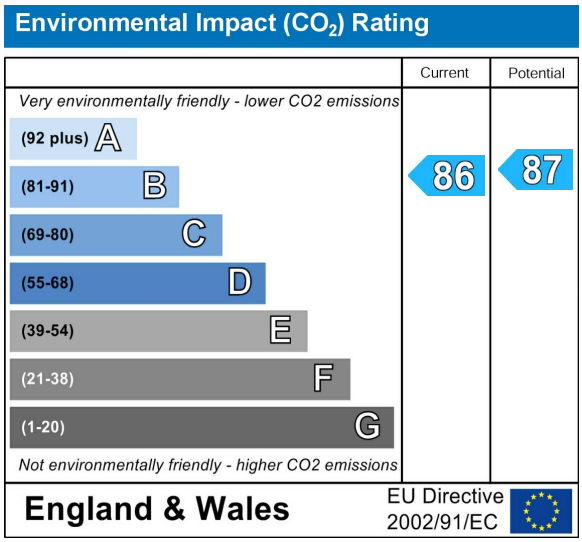
Approx. 82.4 sq. metres (886.7 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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