REDMAN CASEY ESTATE AGENTS

28 Bramhall Avenue, Harwood, Bolton, BL2 4ES

£1,100 Per Month

- Semi Detached True Bungalow
- Two Double Bedrooms
- Parking for 3 cars Plus Detached Garage
- EPC Rating E
- Deposit £1269
- Spacious Lounge
- Master with Fitted Wardrobes
- Avaialable now
- 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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Entrance Hall
UPVC frosted double glazed window to side, built-in storage cupboard, radiator, wooden flooring, Composite double glazed entrance door, door to:

Lounge 11'10" x 13'6" (3.60m x 4.12m)
UPVC double glazed window to front, feature electric fire set in chimney breast with vertical wall panelling surround, radiator, door to:

Kitchen 8'9" x 8'8" (2.67m x 2.64m)
Fitted with a matching range of grey base and eye level units and drawers with complementary worktops over, single bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, built in oven hob and hood, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to side, radiator with five recessed spotlights, door to:

Hall
Built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Bedroom 1 9'10" x 11'11" (3.00m x 3.63m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails, shelving and drawers, matching bedside cabinets, radiator.

Bedroom 2 12'0" x 8'2" (3.65m x 2.50m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over, inset wash hand basin in vanity with storage cupboard under, mixer tap and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring.

Garage
Detached brick built single garage with power and light connected, uPVC double glazed window to side, Up and over door.

Outside
Enclosed by dwarf brick wall and timber fencing front and side, paved pathway leading to front and side entrance doors with gravelled area and mature flower and shrub borders, paved driveway to the front and side leading to garage. Rear garden, timber fencing and mature hedge to rear and sides, paved pathway, raised sun, mature flower and shrub borders.

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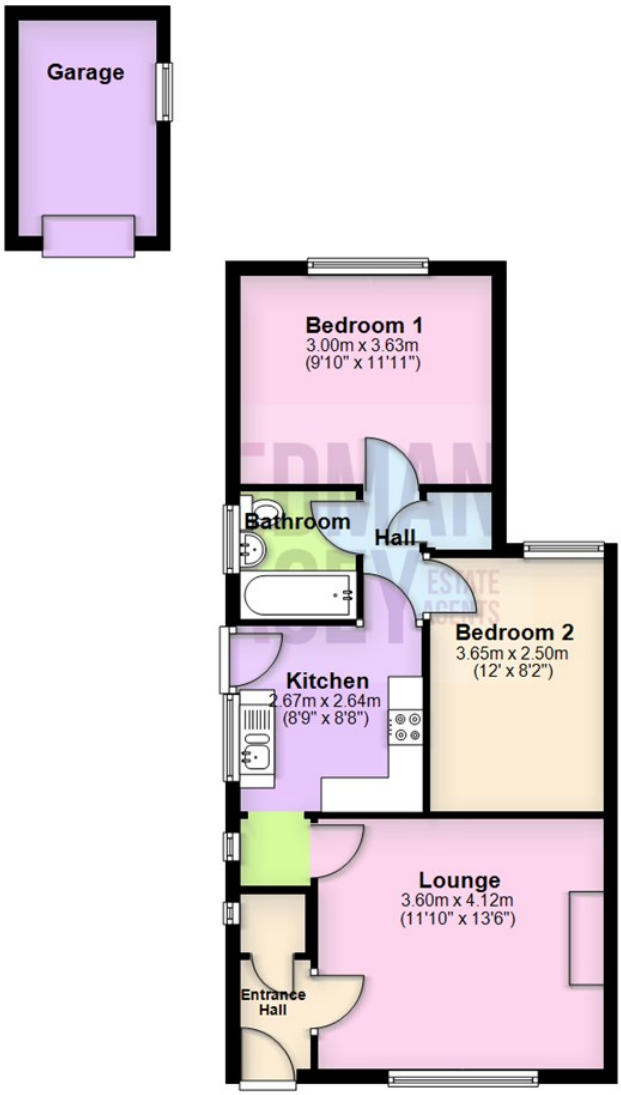
Ground Floor

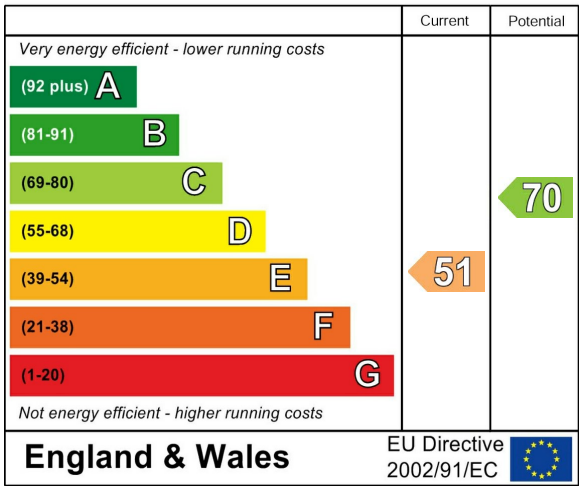
Approx. 59.5 sq. metres (639.9 sq. feet)



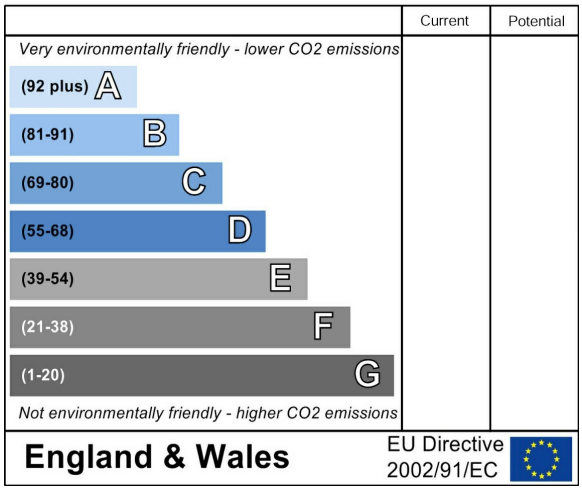
Total area: approx. 59.5 sq. metres (639.9 sq. feet)

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



Environmental Impact (CO_2) Rating



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