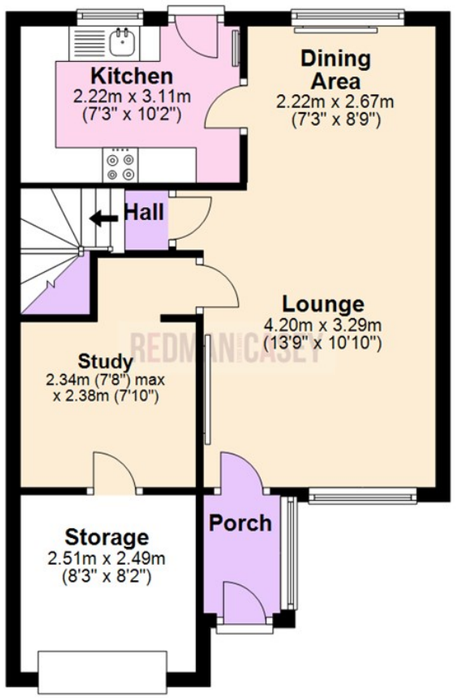
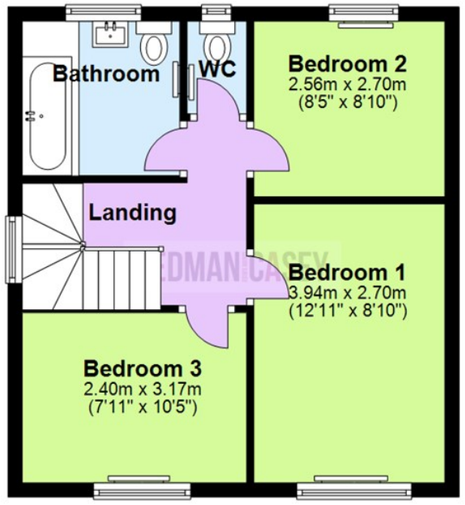
Ground Floor
Approx. 46.7 sq. metres (502.7 sq. feet)

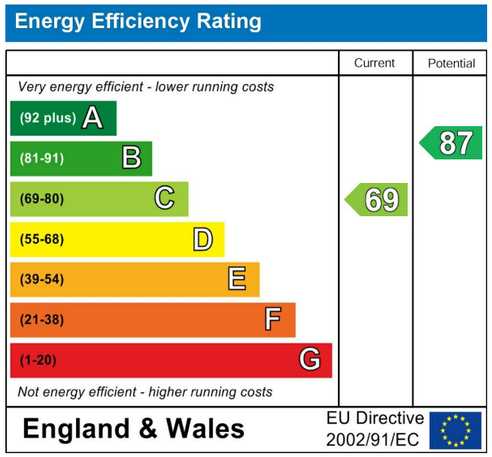


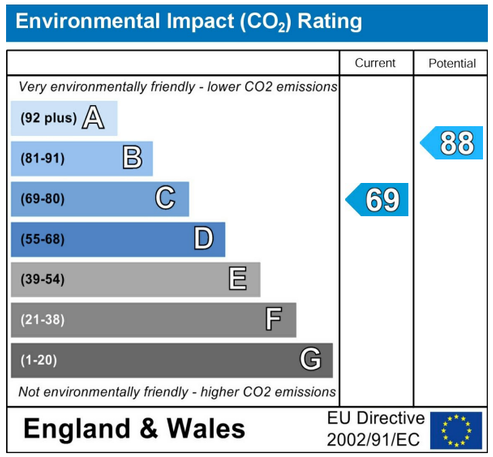
First Floor
Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 85.9 sq. metres (924.8 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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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REDMAN CASEY ESTATE AGENTS

26 Hardmans, Bromley Cross, Bolton, BL7 9XR

Situated at the bottom of a small cul-de-sac on the Higher Riding's development, is this lovely 3 bedroom detached home.A block paved driveway leads to a integral single garage which has been partitioned to offer storage space and a handy study area.The accommodation includes: Entrance porch, lounge with dining area, kitchen, three bedrooms (with fitted wardrobes) and bathroom with separate WC. To the rear there is a good sized garden with lawn, flower beds and patio.The property has been redecorated throughout and is offered with no chain and vacant possession.

Offers In The Region Of £285,000

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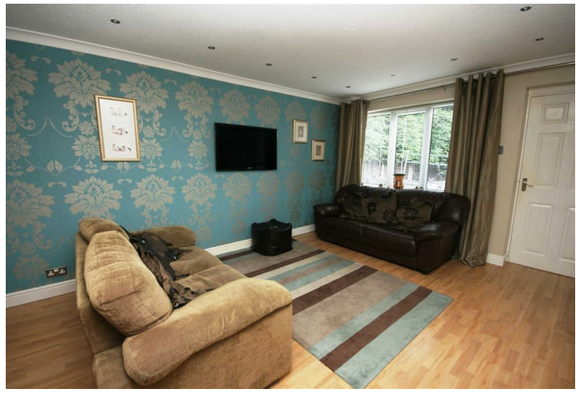

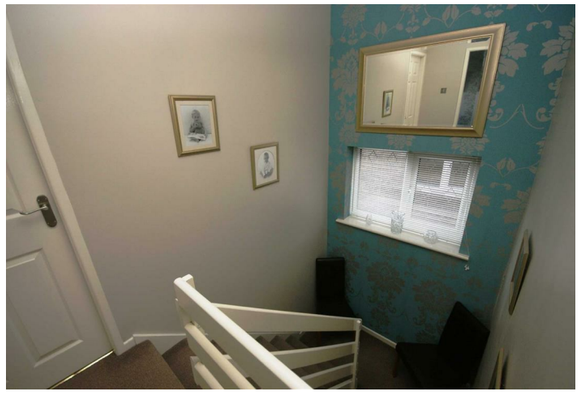
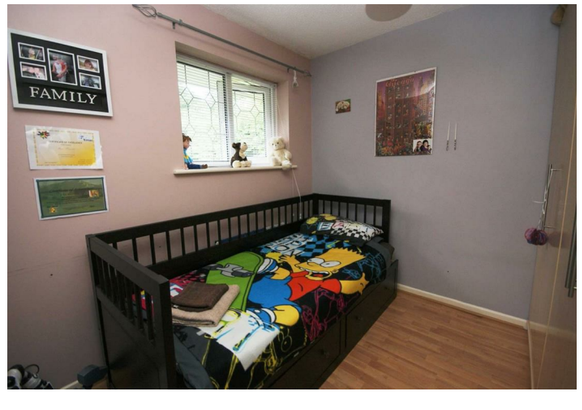
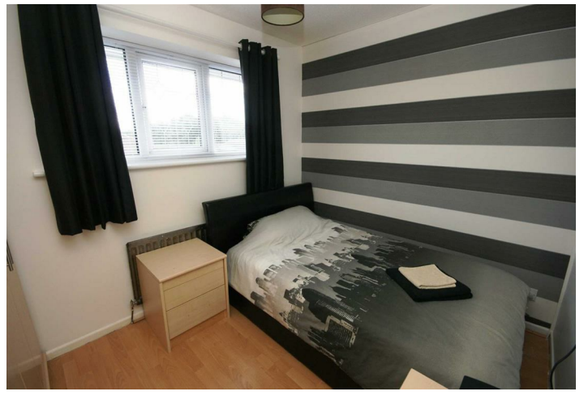

Ideally located for access to local amenities sought after primary and secondary schools and Bromley Cross railway station within 1 mile, this detached property offers excellent family accommodation and is situated at the head of a cul de sac. The property comprises :- porch, lounge diner, fitted kitchen. integral garage with partition to give a study area to the rear and storage area to the front of the garage. To the first floor there are three generous bedrooms and bathroom fitted with a three piece suite, separate wc. Outside there are open gardens to the front with block paved driveway parking and a a private rear garden with block paved patio and lawned area. Viewing is essential to appreciate all that is on offer. Sold with no chain and vacant possession.

Porch
UPVC frosted double glazed leaded window to side, ceramic tiled flooring, uPVC double glazed entrance door, door to:

Lounge
13'9" x 10'10" (4.20m x 3.29m)
UPVC double glazed leaded window to front, radiator, laminate flooring, coving to ceiling with recessed low-voltage spotlights, open plan to:

Dining Area
7'3" x 8'9" (2.22m x 2.67m)
UPVC double glazed window to rear, radiator, laminate flooring, coving to ceiling with recessed low-voltage spotlights, door to:

Kitchen
7'3" x 10'2" (2.22m x 3.11m)
Fitted with a matching range of cream base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, uPVC double glazed leaded window to rear, double radiator, ceramic tiled flooring, ceiling with recessed spotlights, uPVC double glazed door to garden, door to:

Study
7'8" x 7'10" (2.34m x 2.38m)
Laminate flooring, door to:

Storage
Up and over door with power and light connected.

Hall
Carpeted stairs first floor landing.

Landing
UPVC double glazed leaded window to side, door to:

Bedroom 1
12'11" x 8'10" (3.94m x 2.70m)
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.

Bedroom 2
8'5" x 8'10" (2.56m x 2.70m)
UPVC double glazed leaded window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, radiator, laminate flooring.

Bedroom 3
7'10" x 10'5" (2.40m x 3.17m)
UPVC double glazed leaded window to front, radiator, laminate flooring.

WC
UPVC frosted double glazed leaded window to rear, fitted with low-level WC, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, full height ceramic tiling to two walls, extractor fan, uPVC frosted double glazed leaded window to rear, radiator, vinyl flooring.

Outside
Open plan front garden, timber fence to side, double width block paved driveway to the front with car parking space for two cars with gravelled area.
Private rear garden, large paved sun patio, enclosed by timber fencing to rear and sides with lawned area and paved pathway leading to side gate.

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