Ground Floor

Approx. 104.0 sq. metres (1119.2 sq. feet)

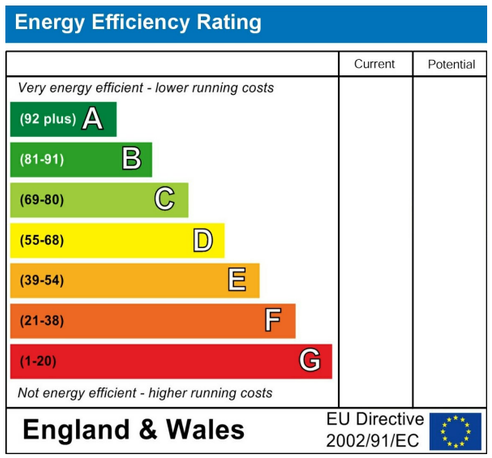
Total area: approx. 104.0 sq. metres (1119.2 sq. feet)

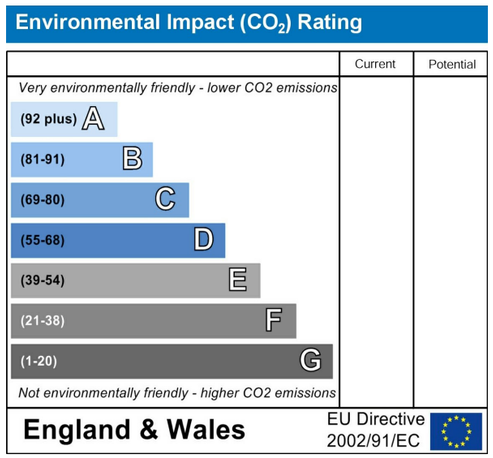
The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for 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.

30 Moorfield, Edgworth, Bolton, Lancashire, BL7 0DH

Superb three bedroom detached true bungalow situated in this ever popular village. Offered for sale with no chain and vacant possession the property offers excellent accommodation with spacious receptions, garden room, generous bedrooms and contemporary shower room with three piece suite, gardens and garage

Offers In The Region Of £285,000





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Situated opposite the green on Moorfield, Redman Casey are delighted to offer for sale this superb three bedroom detached true bungalow,located in the ever popular village of Edgworth rarely does this type of property come available and early viewing is recommended to appreciate all that is on offer. The property comprises :- Entrance hallway, lounge with living flame gas fire, dining area, fitted kitchen. Superb shower room fitted with a contemporary three piece suite two double bedrooms both with fitted wardrobes and a further single bedroom. Garden room overlooking rear garden offers a superb space with a variety of uses. Outside there are open plan gardens to the front with block paved driveway leading to a detached single garage with power and light connected and an enclosed rear garden with paved pathways and patio paved and gravelled areas area and mature shrub borders. sold with no chain and vacant possession.

Entrance Hall
Built-in storage cupboard, radiator, laminate flooring, access to part boarded loft with pull down ladder and light connected, uPVC double glazed entrance door, door to:

Lounge
16'0" x 10'0" (4.88m x 3.06m)
Bow window to front, two double radiators, two wall lights, coving to ceiling, open plan to:

Dining Area
9'0" x 9'3" (2.74m x 2.81m)
UPVC double glazed window to front, radiator, coving to ceiling, door to:

Kitchen
10'3" x 10'9" (3.12m x 3.28m)
Fitted with a matching range of base and eye level cupboards with worktop space, stainless steel sink unit with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring gas hob, uPVC double glazed window to side, vinyl flooring, uPVC double glazed side door, door to:

Bedroom 1
12'2" x 12'1" (3.71m x 3.68m)
Window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes, further two fitted single wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted with drawers, corner display units, radiator, door to garden room.

Bedroom 2
12'2" x 8'11" (3.71m x 2.72m)
Fitted bedroom suite with a range of wardrobes comprising fitted double wardrobes, further fitted single wardrobe, radiator, double glazed patio door to garden room

Bedroom 3
5'7" x 9'2" (1.69m x 2.79m)
UPVC double glazed window to side, radiator.

Shower Room
Fitted with three piece suite comprising shower enclosure with power shower over and pvc wall boarding, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and WC with hidden cistern, ceramic tiling to two walls. two uPVC frosted double glazed windows to side, radiator, vinyl flooring, Built in matching storage unit with glass shelving, cupboard and drawers space.

Garden Room
Half brick construction with uPVC double glazed windows and power and light connected, double radiator, Solid insulated roof. door to garden

Garage
With power and light connected, wall mounted combination boiler serving heating system and domestic hot water, up and over door.

Outside
Front- Open plan gardens with well stocked flower and shrub borders, extensive block paved driveway with parking for 2/3 cars leading to the garage
Rear - Enclosed by timber fencing to side and rear the garden is mainly gravelled and paved with well stocked borders and beds, spacious patio area and side gated access.

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