REDMAN CASEY ESTATE AGENTS

8 Glabyn Avenue, Lostock, Bolton, Lancashire, BL6 4AS

Asking Price £175,000

Deceptively spacious true bungalow in need of internal refresh but benefitting from gas central heating and double glazing and offering excellent accommodation with two spacious reception rooms generous kitchen and two double bedrooms along with utility area and shower room. The property also benefits from excellent garden facilities and off road parking. Ideally located for access to local amenities Middlebrook retail park and rail and road networks. Situated in a small cul-de-sac, viewing is essential to appreciate the property and it is offered for sale with no chain and vacant possession.

- True Bungalow
- Two Reception Rooms
- Vacant Possession
- Two Double Bedrooms
- No Chain
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located in this small residential cul-de-sac just off Chorley New Road the property is ideally located for access to local shops and amenities along with Middlebrook retail park, Lostock Parkway railway station and M61 motorway junction. The property is in need of some internal updating and has been extended to the side to create deceptively spacious accommodation which comprises :- Porch, lounge, dining room, kitchen , two double bedrooms and shower room plus utility area leading to the private rear garden. With the opportunity to add and extension or conservatory with a separate entrance not going through a bedroom, also there is an option to convert the loft subject to permissions. At the front there is a gravelled garden and off road parking whilst to the rear there is a generous garden with large paved patio and lawned area. The property benefits from gas central heating, double glazing and alarm and is offered for sale with no chain and vacant possession, early viewing is highly recommended.

Porch
Radiator, uPVC double glazed entrance door, door to:

Lounge 12'0" x 17'3" (3.65m x 5.25m)
UPVC double glazed bay window to front, fitted gas with timber surround, two radiators, sliding door to Dining Room, door to:

Bedroom 2 12'0" x 8'5" (3.65m x 2.56m)
Double glazed window to rear, uPVC double glazed window to front, two radiators.

Dining Room 12'0" x 7'10" (3.65m x 2.40m)
Window to rear, radiator, sliding doors to:

Kitchen 9'0" x 9'0" (2.74m x 2.75m)
Fitted base and eye level units with drawers, cornice trims and worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge, built-in halogen hob, plumbing for dishwasher, two uPVC double glazed windows to side.

Hall
Door to:

Bedroom 1 9'10" x 11'11" (2.99m x 3.64m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, radiator, door to:

Shower Room
Fitted with three piece coloured suite comprising tiled shower enclosure with electric shower over, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, radiator, vinyl flooring.

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Utility Area 13'0" x 7'1" (3.97m x 2.17m)
Plumbing for washing machine, secondary glazed window to side, window to rear, uPVC double glazed door to garden.

Outside
Front garden, enclosed by brick wall to front and sides with gravelled area and mature shrub beds, paved pathway leading to front entrance door, driveway to the front.
Private rear garden, enclosed by wall, timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area, stepping stone path and mature flower and shrub borders.

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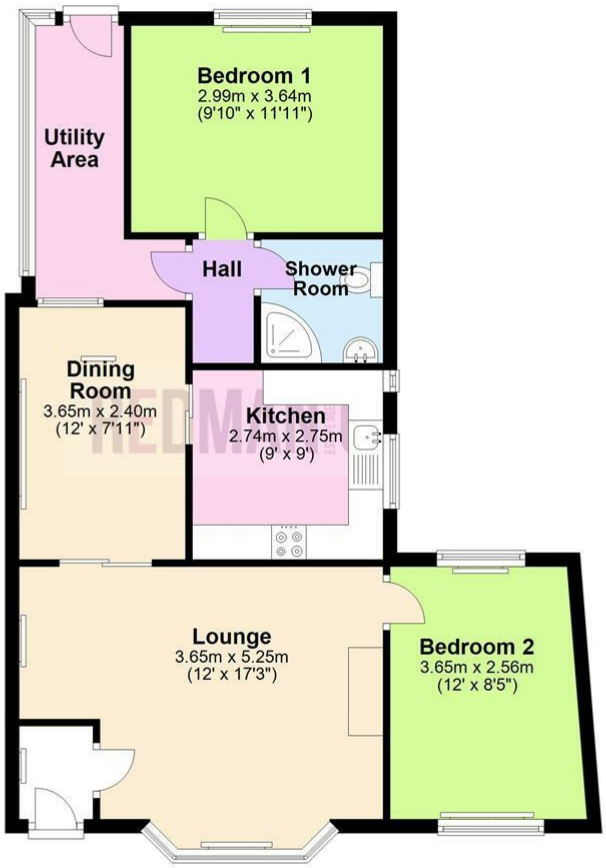
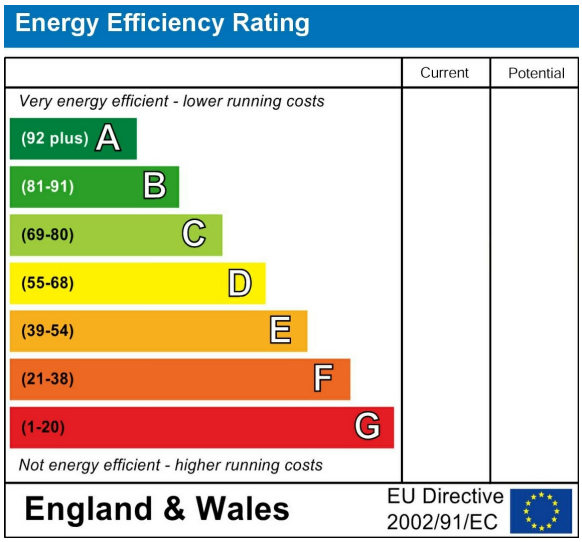
Ground Floor

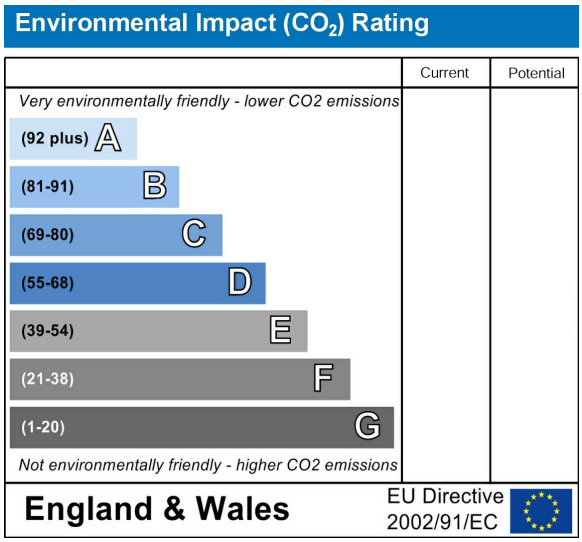
Approx. 69.8 sq. metres (751.8 sq. feet)



Total area: approx. 69.8 sq. metres (751.8 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.





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