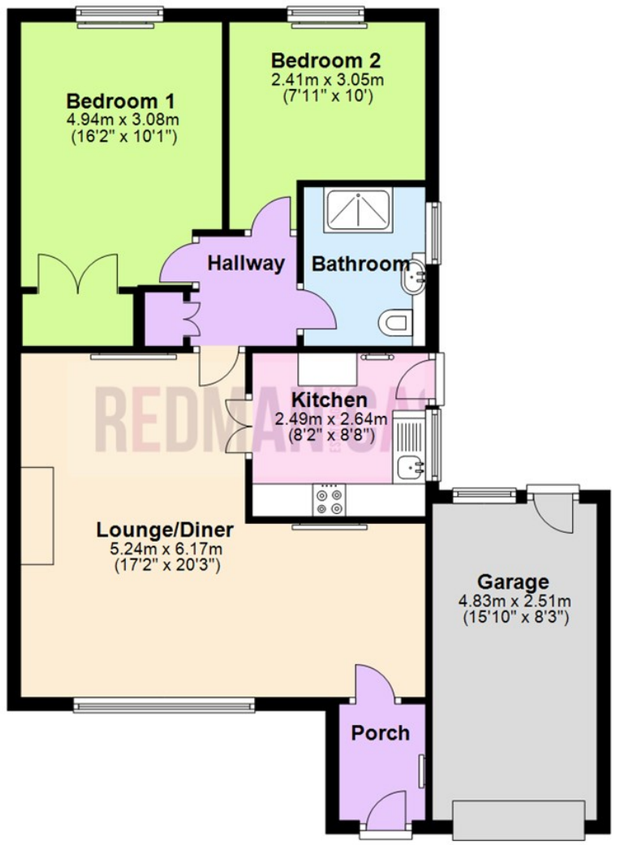
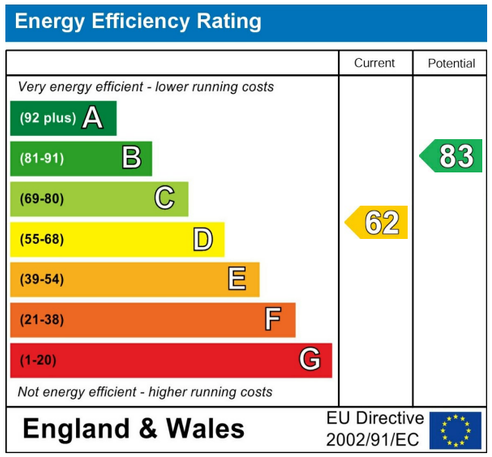
Ground Floor

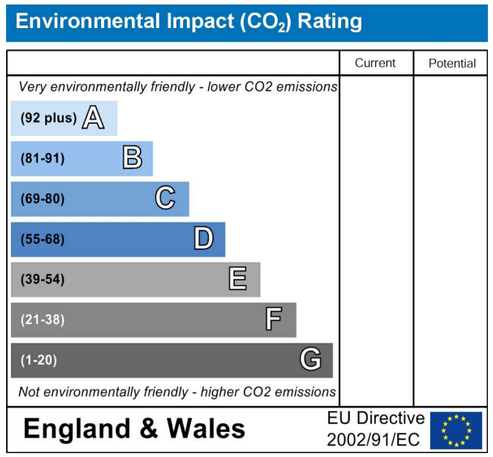
Approx. 78.7 sq. metres (847.5 sq. feet)



Total area: approx. 78.7 sq. metres (847.5 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.





REDMAN CASEY ESTATE AGENTS

201 Cox Green Road, Egerton, Bolton, Lancashire, BL7 9UT

We are delighted to bring to the market this detached two bedroom true bungalow situated on Cox Green Road in Egerton offering gorgeous views to the front over open fields and the potential to expand and renovate to put your own mark on it. Viewing is essential to appreciate location and potential on offer.

Offers In The Region Of £260,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

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Looking out across open fields to the front this is a superb opportunity for someone to purchase a detached true bungalow offering scope for expansion should the need arise and a chance to put your own stamp onto your forever home. The property is in need of updating but very rarely do properties in this location come to the market The bungalow comprises :- Porch L-shaped lounge diner, two double bedrooms shower room and fitted kitchen. Outside there is a double driveway and gardens to the front and a enclosed private rear garden with south facing aspects. The property benefits from gas central heating and double glazing and is sold with no chain and vacant possession, Viewing is highly recommended as properties like this rarely hang around for long.

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

Lounge/Diner
17'2" x 20'3" (5.24m x 6.17m)
UPVC double glazed window to front with panoramic views of open countryside, fireplace, two radiators, coving to ceiling, double door to:

Kitchen
8'2" x 8'8" (2.49m x 2.64m)
Fitted with a matching range of base and eye level units with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, window to side, heated towel rail, ceramic tiled flooring, uPVC double glazed door to side, door to:

Hallway
Built-in storage cupboard with hanging space and shelving, double door, door to:

Bedroom 1
16'2" x 10'1" (4.94m x 3.08m)
UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails and shelving, radiator, double door, door to:

Bedroom 2
7'11" x 10'0" (2.41m x 3.05m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled shower enclosure with electric shower over, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

Garage
Attached single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed window to rear, Up and over door, door.

Outside
Front garden with lawned area and mature flower and shrub borders with floral beds, double width driveway to the front leading to garage, enclosed by dwarf stone wall and mature hedge to front and side.
Rear garden with lawned area and mature flower and shrub borders, large crazy paved sun patio, timber fencing and mature hedge to rear and sides, side gated access, spacious timber garden shed outside water tap and gated side access.