REDMAN CASEY ESTATE AGENTS

48 Brighton Avenue, Heaton, Bolton, BL1 5LS

Offers In The Region Of £230,000

Superbly presented 3 bedroom semi detached property ideal for a growing family and situated within easy access of local amenities shops and schools. The property offers generous accommodation with large lounge and fitted dining kitchen, three generous bedrooms and loft room bathroom fitted with a three piece white suite .Outside there are gardens to the rear with artificial grass and patio and block paved front garden with parking for two cars. Sold with no chain and vacant possession.

- 3 Bedrooms plus Loft Room
- Fitted Dining Kitchen
- No Chain
- EPC Rating E
- Spacious Lounge
- Off Road Parking
- Vacant Possession
- Council Tax Band A

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

Viewing is highly advised on this superb semi detached property, ideally located for access to local shops, sought after schools and transport links. The property offers excellent accommodation with spacious lounge and dining kitchen, three bedrooms, plus loft room and bathroom with three piece suite. outside there are enclosed gardens to the rear and parking for two vehicles to the front. Sold with no chain and vacant possession.

Hall
Radiator, dado rail, coving to ceiling, carpeted stairs to first floor landing, double glazed composite entrance door, door to:

Lounge 14'0" x 13'9" (4.26m x 4.18m)
Window to side, uPVC double glazed window to front, coal effect gas fire set in stone surround, double radiator, double door to:

Kitchen/Diner 10'10" x 17'2" (3.31m x 5.23m)
Fitted with a matching range of modern light grey base and eye level units with drawers, cornice trims and complementary white round edged worktops, composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, space for fridge, built-in electric fan assisted, built-in gas hob with extractor hood over, uPVC double glazed window to rear, built-in double storage cupboard, radiator, laminate flooring, uPVC double glazed french doors to garden, double door, double door to Storage cupboard, built-in storage cupboard with fuse box, electricity meter, plumbing for and washing machine.

Cupboard
built-in storage cupboard with fuse box, electricity meter, plumbing for and washing machine.

Landing
UPVC double glazed window to side, built-in over-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Bedroom 1 12'1" x 11'3" (3.68m x 3.43m)
UPVC double glazed window to front, built-in triple wardrobe(s), radiator, stairs, double door, door to:

Loft Room 9'7" x 12'10" (2.93m x 3.92m)
Double glazed velux skylight to rear, vaulted ceiling with exposed beams, cornice style, access to eaves storage space to 3 sides.

Bedroom 2 10'11" x 8'5" (3.33m x 2.56m)
UPVC double glazed window to rear, radiator, laminate flooring.

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Bedroom 3 7'9" x 8'5" (2.36m x 2.57m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising panelled jacuzzi bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height mosaic tiling to two walls, heated towel rail, extractor fan, tiled flooring.

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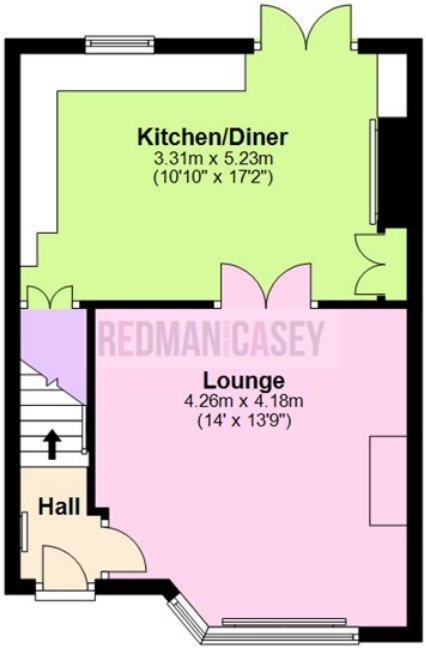
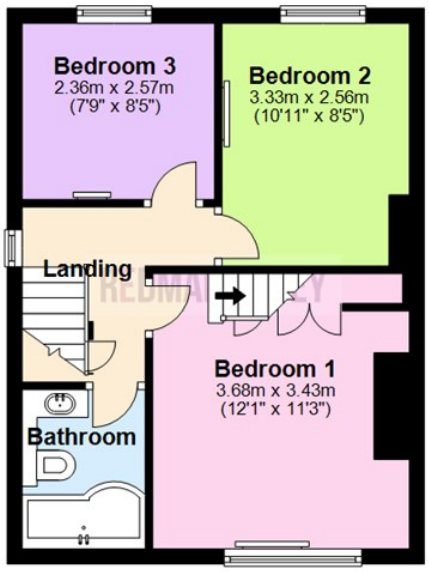
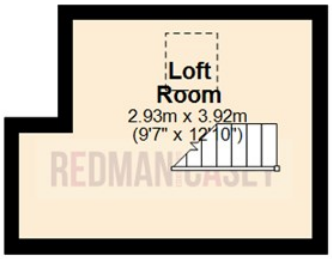
Ground Floor
Approx. 38.5 sq. metres (413.9 sq. feet)



First Floor
Approx. 36.8 sq. metres (396.3 sq. feet)



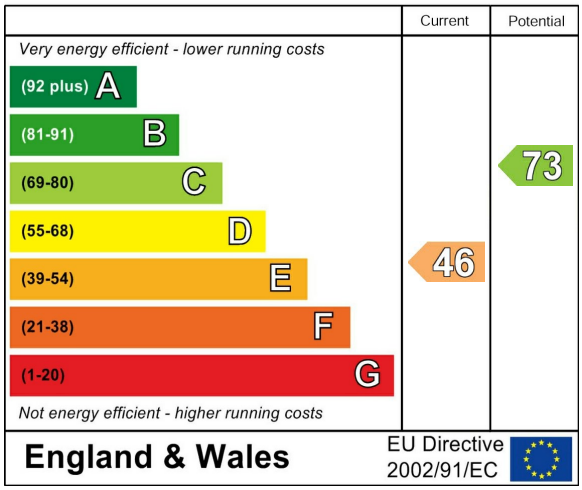
Second Floor
Approx. 10.4 sq. metres (111.9 sq. feet)



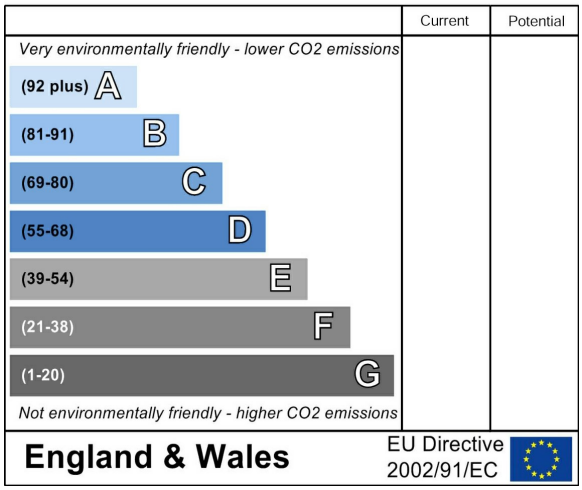
Total area: approx. 85.7 sq. metres (922.1 sq. feet)

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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