REDMAN CASEY ESTATE AGENTS

1 Marlbrook Mews, Westhoughton, Bolton, BL5 2LR

Offers Around £230,000

Two bedroom true bungalow, this well presented home is located at the head of a quiet residential Cul-De- Sac, close to major road and rail links making commute easy. This property benefits from double glazing, gas central heating, gardens to front and rear with patio seating area, driveway and garage. Viewing is highly recommended to appreciate the position, condition and all this property has to offer.

- Semi Detached
- Two Bedroom
- Garage
- Well Presented
- Awaiting EPC
- True Bungalow
- Off Road Parking
- Gardens Front And Rear
- Residential Location
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well Presented two bedroom true bungalow. Located in an ideal residential location sat at the head of a quiet Cul-De-Sac and close to local shops, schools, all amenities and road and rail links for easy commute. This property comprises,:- Entrance porch, lounge, kitchen, two bedroom, family bathroom. To the outside there are gardens front and rear with a driveway providing off road parking and a detached garage. Benefitting from double glazing, gas central heating, gardens front and rear . This really is a house that should be viewed to appreciate the condition, location and all that is on offer.

Inner Porch
Two uPVC double glazed windows to front,

Lounge 17'7" x 12'2" (5.35m x 3.71m)
UPVC double glazed window to front, double radiator,

Kitchen 12'5" x 7'6" (3.78m x 2.29m)
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl polycarbonate sink with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed entrance door to side,

Bedroom 1 15'2" x 9'3" (4.63m x 2.82m)
UPVC double glazed window to rear, radiator.

Bedroom 2 9'4" x 10'4" (2.84m x 3.15m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath, vanity wash hand basin with base cupboard, mixer tap and ceramic and tiling to two walls and close coupled WC, uPVC frosted glazed window to side, heated towel rail, ceramic tiled flooring.

Garage
Up and over door,

Outside Front
Garden laid to lawn with decorative driveway leading to garage and rear of property.

Outside Rear
Private enclosed garden laid mainly to lawn with decked patio seating arear.

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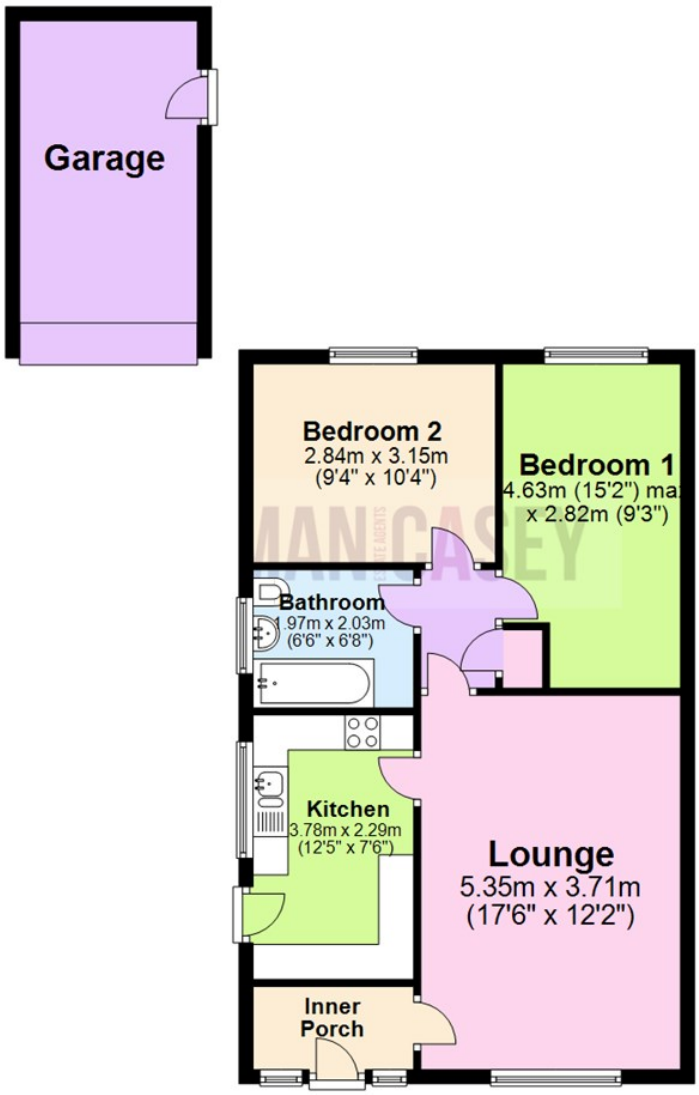
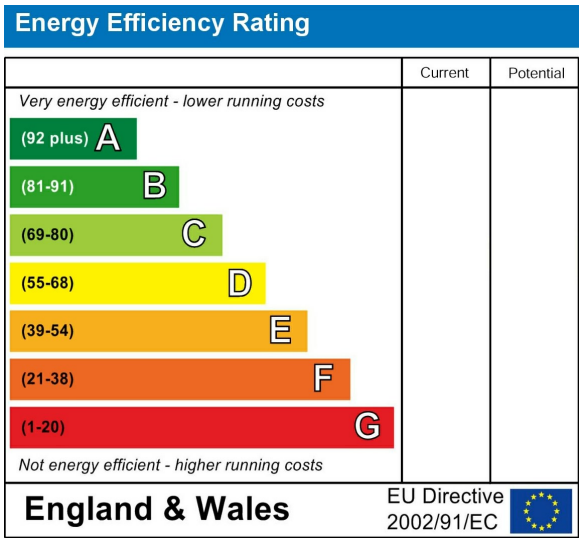
Ground Floor

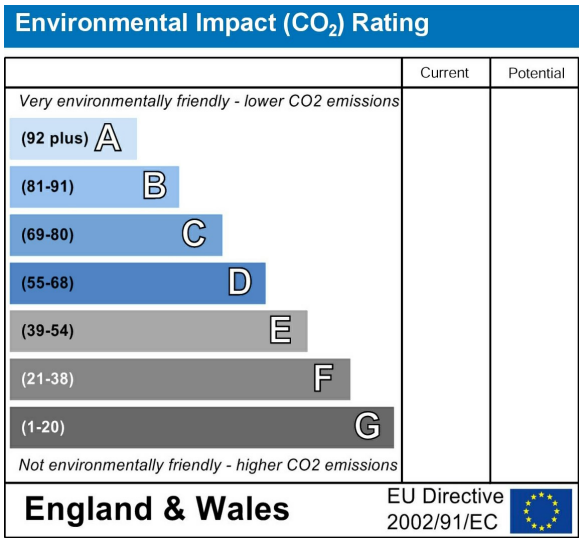
Approx. 72.3 sq. metres (778.0 sq. feet)



Total area: approx. 72.3 sq. metres (778.0 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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