REDMAN CASEY ESTATE AGENTS

34 Lakelands Drive, Ladybridge, Bolton, Lancashire, BL3 4NN

Offers In The Region Of £335,000

An extended spacious detached family home with hall, W.C., lounge, dining room, study, conservatory, kitchen, utility, integral garage, landing, four double bedrooms, W.C., bathroom, en-suite, gardens to front and rear good decorative order throughout on cul-de-sac in Ladybridge with internal viewing essential.

- Four Double Bedrooms
- En-Suite
- Good Decorative Order
- Integral Garage
- Spacious Gardens
- Extended

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on Lakeland drive, Ladybridge this extended four bed detached family home offered in good decorative order throughout with flexible and versatile living accommodation briefly comprising entrance hall, W.C., integral garage, study, lounge, dining area, conservatory, kitchen and utility. On the upper level there are four double bedrooms with the master providing an en-suite and there is an additional separate W.C. and family bathroom. Externally there are well maintained garden and patio areas to the front and rear. The property is set within easy reach to regarded schools from primary and secondary education. There is easy access to Bolton town centre with amenities, shops, cafes, restaurants and within proximity to motorways, train and bus links. Early viewing is highly recommended to fully appreciate the flexible living accommodation on offer.

Hall
Spacious entrance hall with doors leading to further accommodation, stairs rise to upper level, laminate flooring, power points, door to W.C.

Garage
Integral good sized garage with up and over door providing access from the hall and the facility for off road parking or storage.

WC
Access from the hall with low level W.C. vanity wash basin, double glazed window to front elevation.

Study 9'1" x 10'2" (2.78m x 3.09m)
Accessed from the hall to study with double glazed window to front elevation, laminate floor, power points.

Lounge 12'3" x 13'9" (3.74m x 4.19m)
door from hall to lounge. double glazed window to front elevation, feature fireplace with ornate surround, under stairs storage, archway to dining area.

Dining Room 9'0" x 10'4" (2.74m x 3.15m)
Access via the lounge to dining room, door to kitchen, power points, access to conservatory, ample space for dining.

Conservatory
Access from the dining room to conservatory of polycarbonate, upvc, glass panelling construction with tiled floor, upvc & glass panelled French doors lead to rear.

Kitchen 12'9" x 10'4" (3.88m x 3.15m)
Good sized family breakfast kitchen offering a range of wall and base units with contrasting work surfaces, power points, inset sink, integrated oven & grill with hob over, integrated dishwasher, double glazed window to rear overlooking the rear gardens, breakfast bar, door to utility.

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Utility 7'9" x 8'1" (2.35m x 2.47m)
Access from kitchen to utility with a range of fitted units, power points, double glazed window to rear, plumbed for washing facilities, door to side aspect

Landing
Stairs rise to a fantastic sized landing with double glazed window, doors lead to further bedroom and bathroom areas.

Bedroom 1 7'11" x 20'2" (2.41m x 6.15m)
Good sized double bedroom with laminate floor, space for free standing or built in wardrobes, double glazed window, power points, door to en-suite.

En-suite
door from master bedroom to en-suite with vanity wash basin with under storage, low level W.C. separate shower cubicle, double glazed frosted window.

Bedroom 2 14'7" x 10'4" (4.44m x 3.15m)
Good sized double bedroom with a range of fitted wardrobes providing storage and hanging space, double glazed windows to two elevations, power points.

Bedroom 3 12'3" x 10'2" (3.74m x 3.09m)
Good sized bedroom with fitted wardrobes providing storage and hanging space, double glazed window, power points.

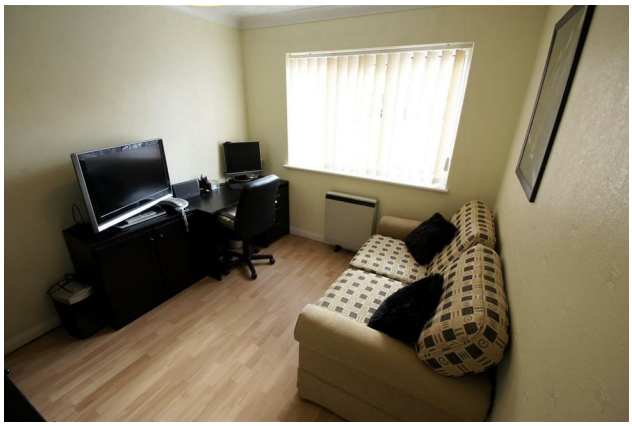
Bedroom 4 9'3" x 10'2" (2.81m x 3.09m)
Accessed off the landing to another double bedroom with space for freestanding or built in wardrobes, power points, double glazed window.

Bathroom
Family bathroom suite with shower cubicle, separate corner bath, vanity wash basin, complimentary splash back tiling, double glazed frosted window.

WC
Situated just off the landing with low level W.C.

Outside
To the front a lawn with adjacent stone flagged drive leading to attached integral garage.

To the rear a stone flagged raised patio with lower lawn with surrounding plants and foliage



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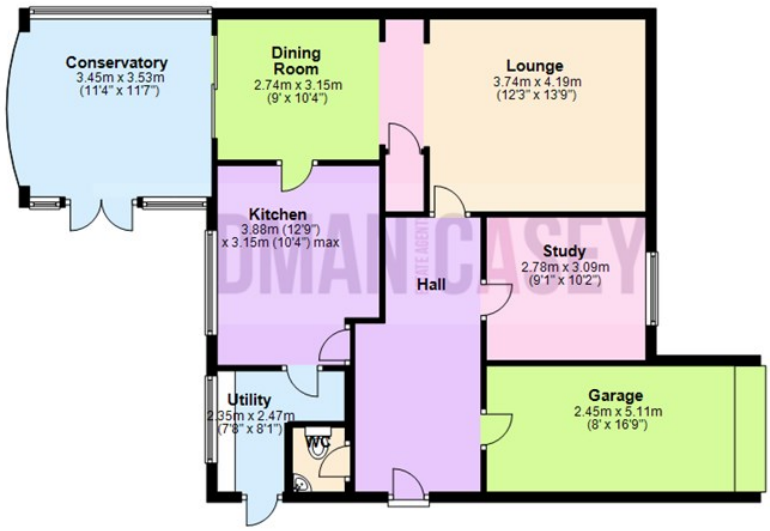
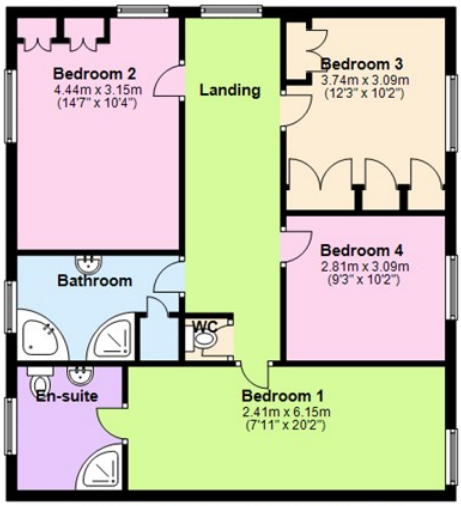
Ground Floor

Approx. 93.9 sq. metres (1010.6 sq. feet)



First Floor

Approx. 76.0 sq. metres (818.1 sq. feet)



Total area: approx. 169.9 sq. metres (1828.7 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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