REDMAN CASEY ESTATE AGENTS

4 The Strand, Horwich, Bolton, BL6 6DB



Offers In The Region Of £325,000

Three bedroom detached bungalow, located in a very popular residential location. Close to local shops, amenities and good transport links. This spacious bungalow benefits from double glazing, gas central heating, patio seating area, gardens front and rear, off road parking and garage. This property will be sold with vacant possession and no onward chain. Viewing of this property is recommended to appreciate the space, location, and all that this home has to offer.

- Detached Bungalow
- Gardens Front And Rear
- Garage
- Vacant Possession
- EPC Rating D
- 3 Bedroom
- Driveway (Off Road Parking)
- Sold With No Chain
- Freehold
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Spacious three bedroom detached bungalow, located in a very popular residential location. Close to local primary and secondary schools, local shops, and amenities with good transport links. The property comprises :- Entrance hall, lounge, kitchen diner, three bedrooms and a family bathroom. To the outside there are gardens to front and rear with a garage and driveway. The property benefits from double glazing, gas central heating, off road parking, garage, patio seating area and gardens to front and rear, sold with vacant possession no chain and the property is freehold.
Viewing is recommended to appreciate the location, condition, space and all this detached bungalow has to offer.



Entrance Hall 3'2" x 9'5" (0.97m x 2.87m)
UPVC opaque double glazed window to front, window to front, radiator, uPVC double glazed opaque entrance door to front,



Lounge 17'4" x 12'3" (5.28m x 3.74m)
UPVC double glazed window to front, coal effect gas open fire with set in and feature surround, two double radiators,:

Kitchen/Diner 14'5" x 9'5" (4.39m x 2.87m)
Fitted with a matching range of base and eye level units and cupboards with drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to side, radiator, uPVC opaque entrance door to side, :



Landing 8'5" x 3'10" (2.57m x 1.16m)

Bedroom 1 12'10" x 10'3" (3.92m x 3.12m)
UPVC double glazed window to rear, range of fitted bedroom furniture.:

Bedroom 2 9'10" x 11'4" (3.00m x 3.45m)
Radiator, uPVC double glazed entrance double door to rear, :



Bedroom 3 8'5" x 8'6" (2.57m x 2.59m)
UPVC double glazed window to side, radiator,:

Bathroom 5'5" x 9'0" (1.65m x 2.75m)
Three piece suite with comprising, vanity wash hand basin in vanity unit with cupboards under, drawers, mixer tap and full height ceramic tiling to all walls, shower enclosure with glass screen and close coupled WC, uPVC opaque double glazed window to side, heated towel rail, ceramic tiled flooring,:

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Garage 17'2" x 8'6" (5.24m x 2.59m)
Window to rear, metal up and over door, power and lighting, secure metal entrance door to side.

Outside Front
Laid mainly to lawn with mature planting, path to front and driveway leading to garage.

Outside Rear
Enclosed rear garden laid to lawn with patio seating area and mature planting.





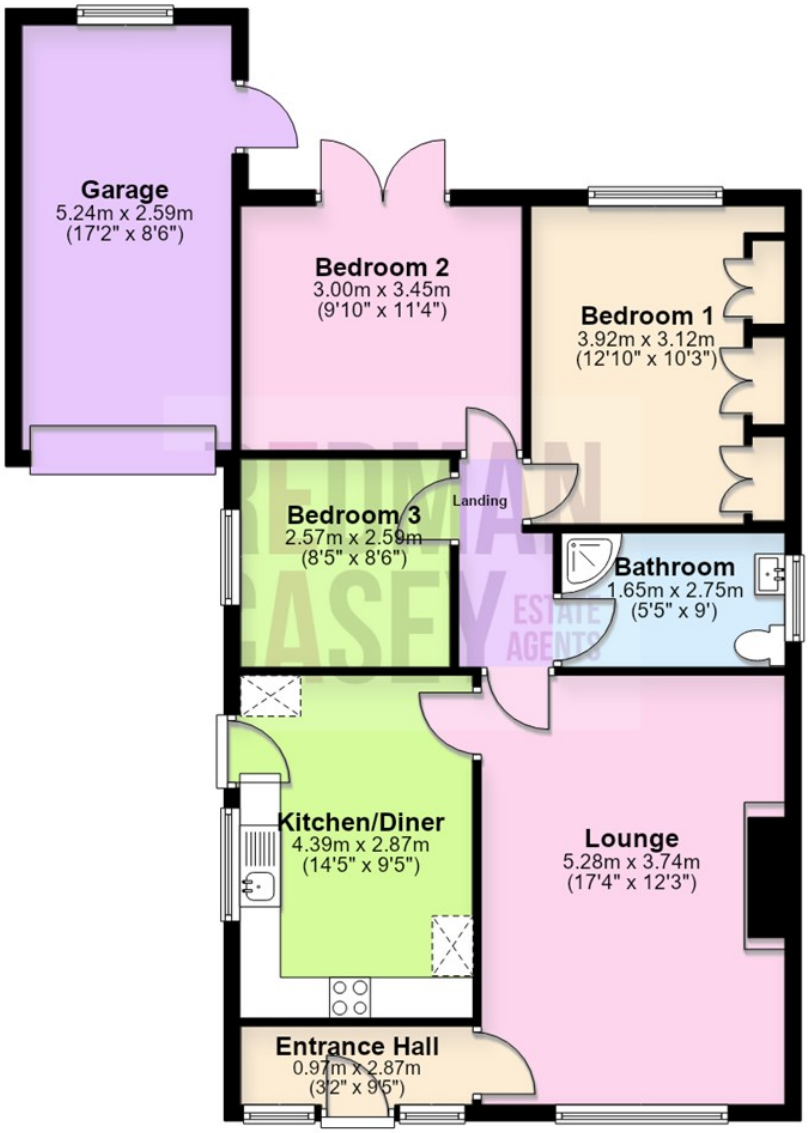




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Ground Floor

Approx. 88.4 sq. metres (951.5 sq. feet)



Total area: approx. 88.4 sq. metres (951.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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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