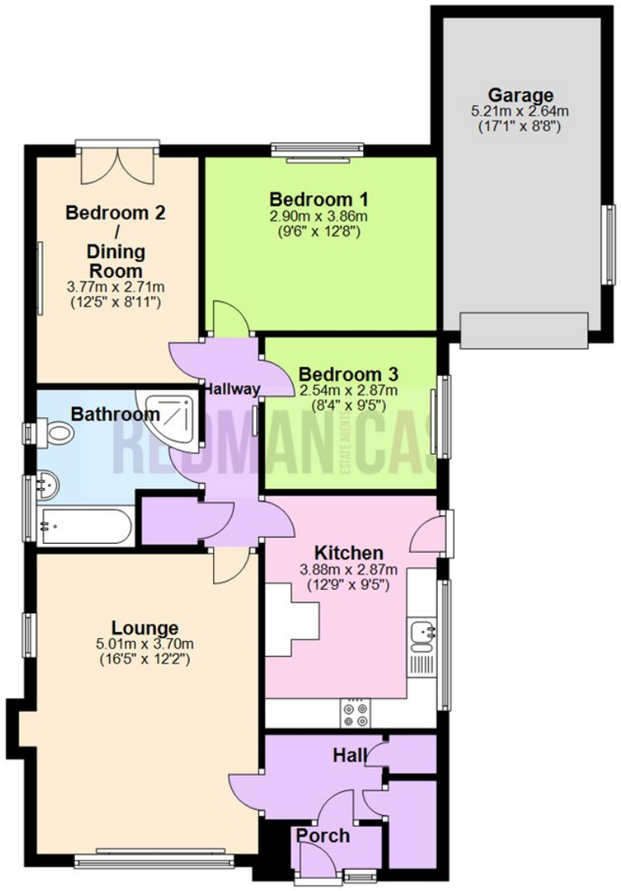
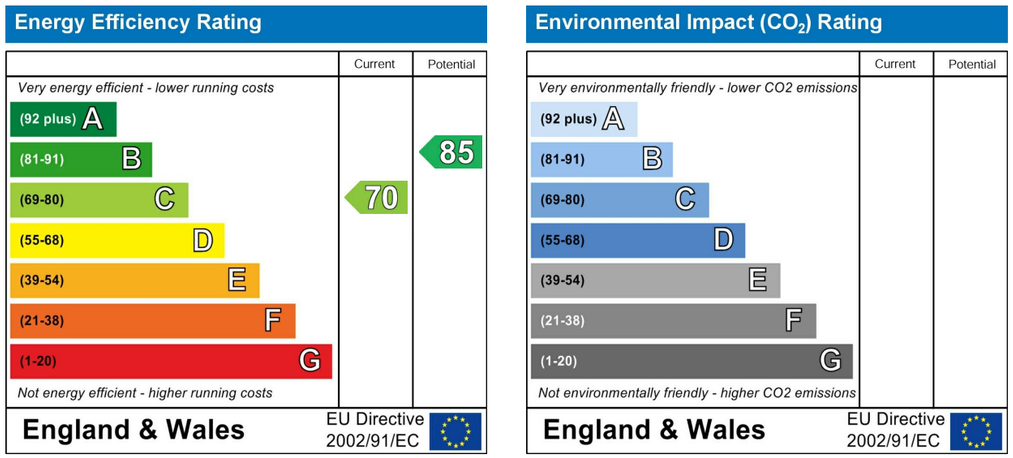
## Ground Floor

Approx. 78.1 sq. metres (840.8 sq. feet)




Total area: approx. 78.1 sq. metres (840.8 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.







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

REDMAN CASEY ESTATE AGENTS

### 3 Dunblane Avenue, Ladybridge, Bolton, Lancashire, BL3 4UB

Well presented and improved 3 bedrooms detached true bungalow. The property is located on a quiet cul de sac within easy access of local amenities and transport links for rail and road. Offering flexible accommodation with either 3 bedrooms and one reception or as now 2 bedrooms and 2 receptions make this a property not to be missed. South facing rear gardens parking for multiple vehicles and a single attached garage, sold with no onward chain and vacant possession.

## Offers In The Region Of £300,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located on this ever popular residential estate this deceptively spacious 3 bedroom detached true bungalow offers fantastic and flexible accommodation which has been maintained and improved by the current owners to provide a superb family or downsize home. The property layout comprises :- Porch, lounge, hallway, fitted kitchen with built in and integrated appliances, three bedrooms (one is currently used as a dining room), luxury bathroom fitted with a modern 4 piece white suite with double shower and separate bath. Outside there are open plan gardens to the front with block paved driveway leading to a single attached garage, private south facing gardens to the rear with paved patio and lawned area. The property is available with no onwards chain and vacant possession and viewing is essential to appreciate all that is on offer.

**Porch**
Frosted glazed window to rear, double glazed entrance door, door to:

**Hall**
Built-in storage cupboard, boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

**Lounge**
16'5" x 12'2" (5.01m x 3.70m)
UPVC double glazed window to rear, window to side, coal effect gas fire with marble effect hearth, radiator, two wall lights, door to:

**Hallway**
Built-in storage cupboard, radiator, door to:

**Kitchen**
12'9" x 9'5" (3.88m x 2.87m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and contrasting worktop space, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, space for dishwasher, built-in eye level electric fan assisted double oven, four ring gas with pull out extractor hood over, uPVC double glazed window to side, ceiling with recessed low-voltage spotlights, double glazed entrance door, door to:

**Bathroom**
Fitted with four piece modern white suite comprising deep panelled bath with mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled double shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, two uPVC frosted double glazed windows to side, ceramic tiled flooring, Pvc panelled ceiling with recessed low-voltage spotlights.

**Bedroom 1**
9'6" x 12'8" (2.90m x 3.86m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes three built-in double wardrobes with hanging rails and shelving, fitted matching bedside cabinets and drawers, radiator, door to:

**Bedroom 2 / Dining Room**
12'4" x 8'11" (3.77m x 2.71m)
Radiator, two wall lights, uPVC double glazed french doors to garden, door to:

**Bedroom 3**
8'4" x 9'5" (2.54m x 2.87m)
UPVC double glazed window to side, radiator.

**Garage**
Attached brick built single garage with power and light connected, uPVC frosted double glazed window to side, Up and over door.

**Outside**
Open plan front garden, enclosed by timber fencing to side with lawned area and mature flower and shrub borders, extensive block paved driveway to the front and side leading to garage, outside cold water tap, side gated access to either side.
Private south facing rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved sun patio with lawned area and mature flower and shrub borders.