REDMAN CASEY ESTATE AGENTS

36 Alexander Road, Tonge Park, Bolton, Lancashire, BL2 2QZ

£129,995

Extended three double bedroom semi detached in need of internal updating but offering excellent accommodation with two generous reception rooms kitchen and shower room . Gardens to front and rear along with a detached single garage to the rear. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

- 2 Receptions
- Kitchen
- No Chain
- Viewing Essential
- 3 Generous Bedrooms
- Garage to Rear
- Vacant Possession
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local shops, park and transport links this extended semi detached property offers excellent accommodation for a growing family which comprises :- Entrance hall, lounge, kitchen and dining room. To the first floor there are three double bedrooms and modern shower room fitted with a white suite. Outside there are gardens to the front and rear along with a detached garage. The property is gas central heated via a combination boiler and has uPVC double glazing. Sold with no chain and vacant possession early viewing is recommended.

Entrance Hall
Built-in double storage cupboard with shelving, double door, door to:

Lounge 16'2" x 12'10" (4.92m x 3.92m)
UPVC double glazed box window to front, coal effect gas fire with ornate timber surround and tiled inset and hearth, double radiator, door to:

Kitchen 11'11" x 9'4" (3.63m x 2.84m)
Fitted with a matching range of base and eye level cupboards with worktop space, twin bowl stainless steel sink unit with single, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas point, window to side, open plan to:

Dining Room 9'8" x 10'2" (2.94m x 3.11m)
UPVC double glazed window to rear, radiator, double glazed side door to garden, door to:

Hall
Leaded window to rear, stairs to first floor landing.

Landing
Door to:

Bedroom 1 14'2" x 12'10" (4.33m x 3.91m)
UPVC double glazed window to front, radiator, door to:

Cupboard
Built-in over-stairs storage cupboard with shelving.

Bedroom 3 9'11" x 8'3" (3.02m x 2.51m)
UPVC double glazed window to front, radiator.

Bedroom 2 9'8" x 10'2" (2.94m x 3.11m)
UPVC double glazed window to rear, radiator.

Shower Room
Fitted with three piece modern white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under, mixer tap, full height ceramic tiling to all walls and shaver point and low-level WC, uPVC frosted double glazed window to side.

Outside

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Front garden - Enclosed by dwarf and timber fencing to front and sides with well stocked mature flower and shrub borders, paved pathway leading to front entrance.
Rear - Enclosed by timber fencing to rear and sides, paved sun patio, well stocked mature flower and shrub borders gated side access, detached single garage with side door access and up and over door accessed from side street.

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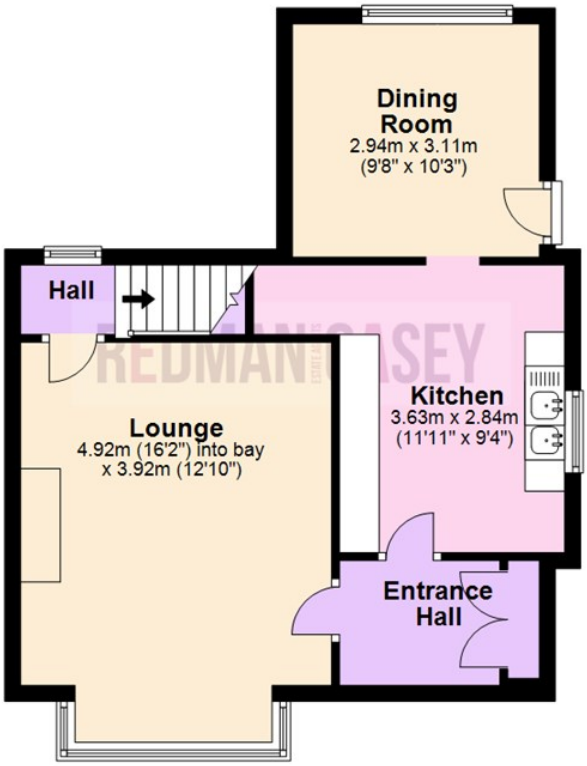
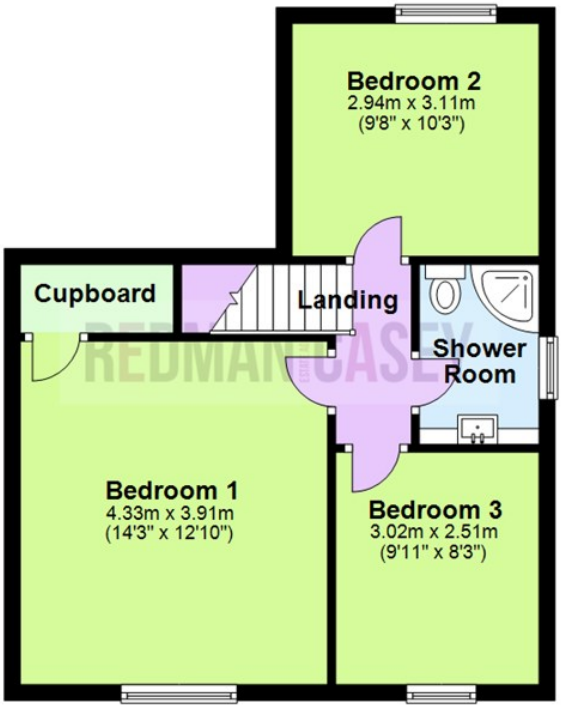
Ground Floor

Approx. 46.5 sq. metres (500.6 sq. feet)



First Floor

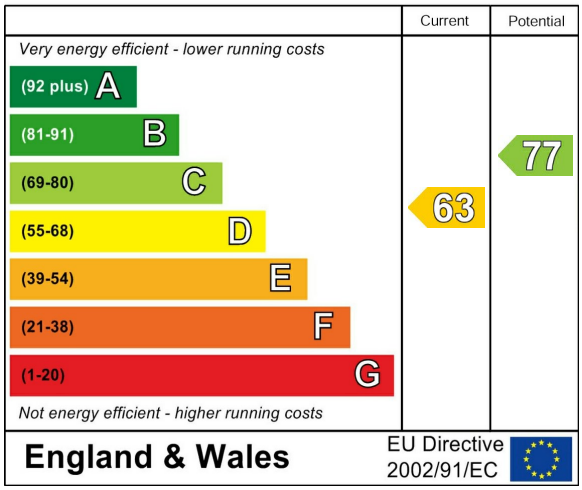
Approx. 44.4 sq. metres (477.5 sq. feet)



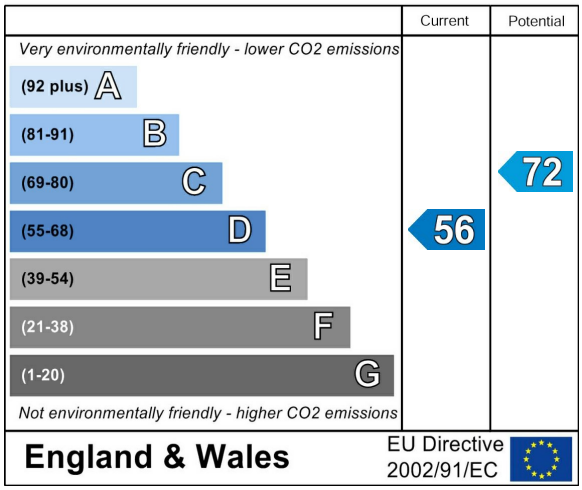
Total area: approx. 90.9 sq. metres (978.1 sq. feet)

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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