REDMAN CASEY ESTATE AGENTS

11 Park Meadow, Westhoughton, Bolton, BL5 3UZ

Offers In The Region Of £300,000

Spacious three bedroom detached property in a great residential location. Situated in a quiet Cull-De-Sac close to local schools, shops and all local amenities. Well established gardens to front and rear with the added benefits of off road parking, utility room, conservatory double glazing and gas central heating. This property is highly recommended for viewing to appreciate the condition, location and all that is on offer.

- Detached
- Gardens Front And Rear
- Off Road Parking
- Utility Room
- EPC Rating D
- 3 Bedroom
- Garage
- Conservatory
- Gas Central Heating/ Double Glazing
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well presented spacious three bedroom detached property in a superb residential location situated in a quiet Cull-De-Sac close to local schools, shops, and all local amenities. Benefitting from double glazing, gas central heating, off road parking, mature established garden to front and rear with patio seating area, and conservatory. The property comprises:- Entrance porch, lounge, dining room, kitchen, utility, conservatory. To the first floor there are three double bedrooms, bathroom and W.C. To the outside there is a large front garden laid to lawn with mature flowerbeds and driveway leading to garage. to the rear there is a fully enclosed garden with patio seating area, garden laid to lawn with mature flower beds.
This property is highly recommended for viewing to appreciate the location, condition, spaciousness and all that is on offer.

Porch
UPVC double glazed window to side, door to:

Lounge 20'9" x 10'10" (6.32m x 3.31m)
UPVC double glazed bow window to front, coal effect gas open fire set in feature Victorian style surround, two double radiators, open plan, door to:

Dining Room 14'5" x 7'9" (4.39m x 2.37m)
Double radiator, double door, door to:

Kitchen 7'1" x 10'10" (2.16m x 3.31m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl composite sink with stainless steel mixer tap and ceramic tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, uPVC double glazed entrance door to rear.

Conservatory
Brick and uPVC double glazed construction with polycarbonate roof, ceiling fan and power, four uPVC double glazed windows to side, two uPVC double glazed windows to rear, uPVC double glazed entrance door to side, door to:

Utility Room 7'7" x 7'9" (2.31m x 2.37m)
With a matching range of base units, stainless steel sink unit, plumbing for automatic washing machine, tumble dryer, radiator, hardwood double glazed opaque entrance door to side, door to:

Garage
Up and over door.

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Bedroom 1 14'4" x 10'2" (4.37m x 3.10m)
UPVC double glazed window to front, Storage cupboard, fitted with a double wardrobe(s) with sliding door, hanging rail, shelving and overhead storage, radiator, two sliding doors, door to Storage cupboard.

Bedroom 2 11'2" x 8'9" (3.40m x 2.67m)
UPVC double glazed window to front, radiator, double door, door to:

Bedroom 3 7'6" x 11'3" (2.29m x 3.43m)
UPVC double glazed window to rear, radiator.

Landing
Door to Storage cupboard,:

Bathroom
With three piece suite comprising deep panelled bath, wash hand basin with base cupboard, full height ceramic tiling to three walls, mirror and glass shelf and shower cubicle with over and glass screen, uPVC frosted double glazed window to rear, heated towel rail.

WC
UPVC frosted double glazed window to rear.

Outside Front
Large front garden laid to lawn with mature planting and driveway leading to garage and front porch.

Outside Rear
Enclosed rear garden with patio seating area mature planting of shrubs and plants, garden shed and greenhouse laid to lawn.

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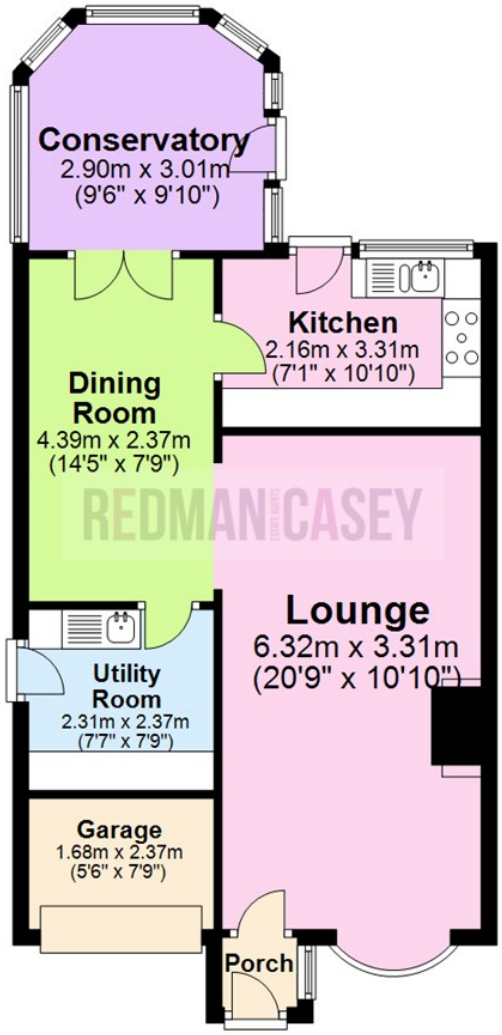
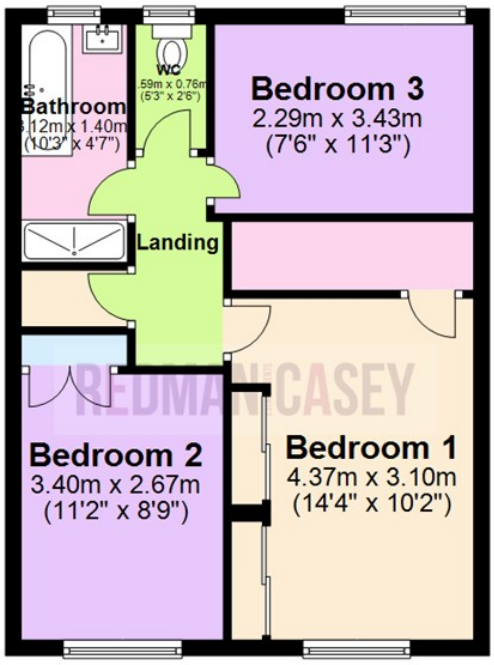
Ground Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



First Floor

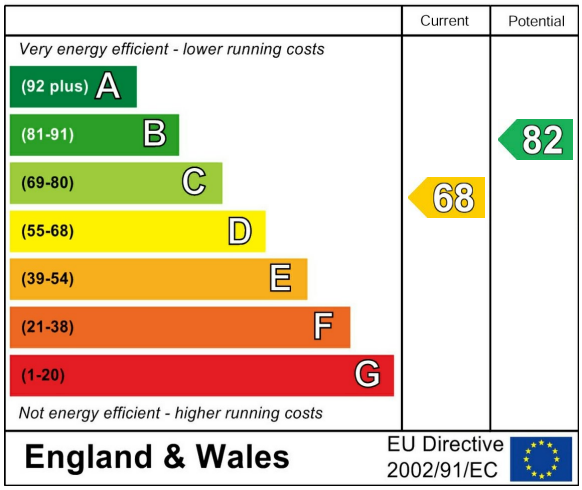
Approx. 45.6 sq. metres (490.8 sq. feet)



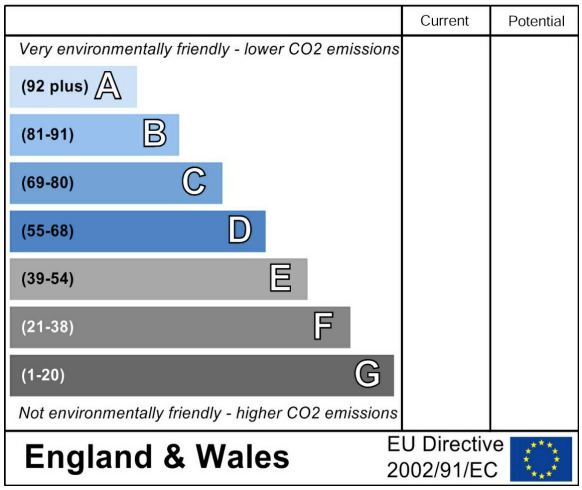
Total area: approx. 105.0 sq. metres (1129.9 sq. feet)

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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