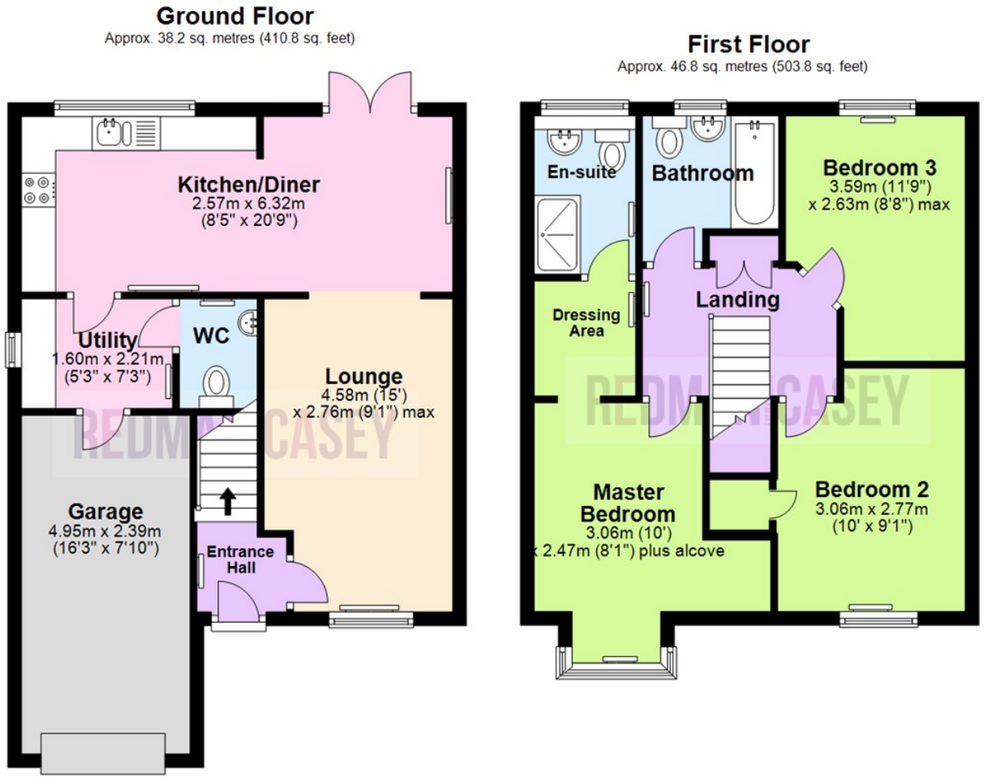
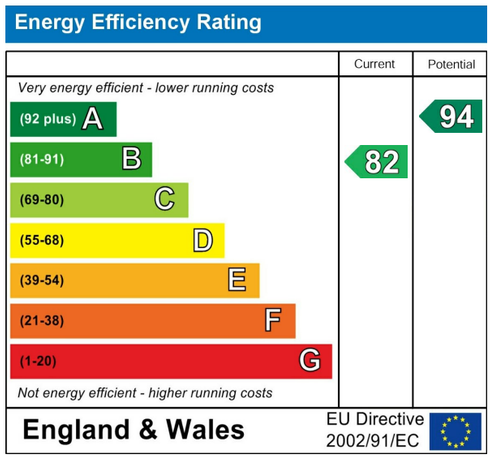
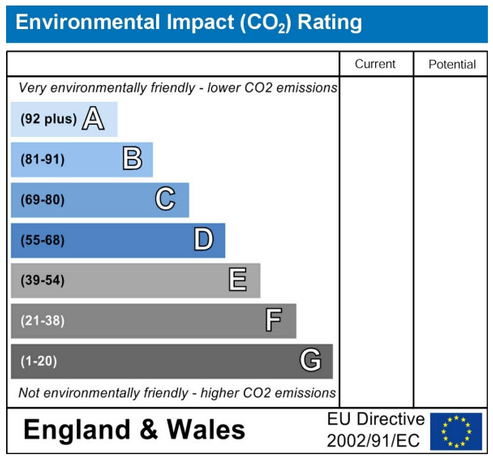
REDMAN CASEY ESTATE AGENTS



Total area: approx. 85.0 sq. metres (914.6 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.





3 Cotton Meadows, Bolton, Lancashire, BL1 8FZ

Superbly presented detached home situated on this highly popular residential estate offering excellent access to local amenities, shops, schools and transport links with a railway station within 1/2 mile. The property offers superb accommodation with three spacious bedrooms the master having dressing area and en suite shower room family bathroom with three piece suite, lounge dining kitchen fitted with a range of modern units and built in appliances, utility and downstairs w.c access to garage and larger than average garden to the rear parking for 2 cars, Viewing essential to appreciate all that is on offer.

Offers Over £300,000

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

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Situated on this highly sought after estate this detached property offers excellent accommodation and is ideally located for access to local amenities, shops, schools and transport links wit the nearby railway station within a short walk of the property. Occupying a larger than average plot gives the potential for future expansion should the need arise but presently the home comprises :- Entrance hall, lounge, fitted dining kitchen with a range of modern base and wall units with built in and integrated appliances, utility room and downstairs w.c. To the first floor there are three generous bedrooms the master having dressing are and en suite shower room, family bathroom with fitted white three piece suite. Outside there are gardens to the front with double width tarmac driveway leading to a single integral garage with power and light fitted. Private rear gardens with paved patio and lawned area and a southerly aspect larger than average garden offering expansion potential should the need arise. Viewing is essential to appreciate the condition and size on offer.

Entrance Hall
Radiator, porcelain tiled flooring, carpeted stairs to first floor landing, double glazed entrance door, door to:

Lounge
15'0" x 9'1" (4.58m x 2.76m)
UPVC double glazed window to front, radiator, open plan to:

Kitchen/Diner
8'5" x 20'9" (2.57m x 6.32m)
Fitted with a matching range of modern mix of cream and 'Zabrana' base and eye level units with drawers and complementary worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with matching splashbacks, integrated fridge/freezer, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, two radiators, Porcelain tiled flooring, ceiling with recessed low-voltage spotlights, uPVC double glazed french double doors to garden, door to:

Utility
5'3" x 7'3" (1.60m x 2.21m)
Plumbing for washing machine and dishwasher, uPVC double glazed window to side, radiator, Porcelain tiled flooring, door to:

WC
Fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator, Pocelain tiled flooring.

Landing
Built-in double storage cupboard, radiator, access to loft, double door, door to:

Master Bedroom
10'0" x 8'1" (3.06m x 2.47m)
Window to front, two windows to side, radiator, open plan, door to:

Dressing Area
5'6" x 4'11" (1.68m x 1.49m)
Radiator, door to:

En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, tiled shower enclosure with glass screen and low-level WC, half height ceramic tiling to two walls, extractor fan, uPVC frosted double glazed window to rear, window to rear, radiator, ceramic tiled flooring.

Bedroom 2
10'0" x 9'1" (3.06m x 2.77m)
UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator, door to:

Bedroom 3
11'9" x 8'8" (3.59m x 2.63m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to rear.

Outside
Front garden, tarmac driveway to the front leading to garage and with car parking space for two cars with lawned area and shrub borders.
L;arger than average rear garden with a southerly aspect, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, outside cold water tap, courtesy lighting, side gated access.

Garage
Integral brick built single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, Up and over door.

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