REDMAN CASEY ESTATE AGENTS

# 95 Waverley Road, Astley Bridge, Bolton, BL1 6NW

## £160,000

Delightful cottage situated in this quiet location offering spacious accommodation and superb open views to the rear of the lodge. The property offers spacious receptions and kitchen two bedrooms one 4 piece family bathroom, decking and garden to rear Sold with no chain and vacant possession.

- 2 Bedroom Cottage
- Large Fitted Dining Kitchen
- Views Over Lodge to Rear
- EPC Rating D
- Spacious Lounge Conservatory
- 4 Piece Bathroom Suite
- No Chain and Vacant Possession
- Council Tax Band A

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Situated in this quiet location but close to schools, shops and amenities this beautiful stone cottage has a large dining kitchen to front fully fitted and with built in appliances. To the rear is a spacious lounge and is extended into an open plan conservatory with double doors to rear garden with paved and gravelled patio and timber decking area, To the first floor there are generous two double bedrooms and 4 piece bathroom with separate shower. Not overlooked to front or rear with fabulous views over the fishing lodge to the rear. Sold with no chain and vacant possession.

**Porch**
Two frosted windows to side, oak flooring, part glazed entrance door, door to:

**Kitchen/Diner 12'4" x 14'3" (3.75m x 4.34m)**
Fitted with a matching range of base units with contrasting round edged worktops, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge and freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, sealed unit double glazed box window to front, double radiator, oak flooring, door to:

**Lounge 11'3" x 14'3" (3.42m x 4.34m)**
Fireplace with slate hearth, cast- solid fuel burner stove with glass door in chimney, timber mantle over, double radiator, oak flooring, stairs first floor landing, open plan to:

**Sun Room**
Two windows to side, two windows to rear, oak flooring, french doors to garden.

**Landing**
Built in storage cupboards, door to:

**Bedroom 1 8'2" x 14'11" (2.48m x 4.55m)**
Sealed unit double glazed window to rear with views over the fishing pond, built-in double wardrobe(s), radiator, double door, door to:

**Cupboard**
Built-in over-stairs storage cupboard.

**Bedroom 2 6'8" x 14'11" (2.04m x 4.55m)**
Sealed unit double glazed window to front, built-in storage cupboard, built-in boiler cupboard, housing wall mounted gas combination boiler heating system and domestic hot water, radiator, door to:

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**Bathroom**
Fitted with four piece white suite comprising deep panelled bath, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, half height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, cabinets, medicine cabinet, laminate flooring, panelled ceiling with recessed spotlights.

**Outside**
Front, timber fencing front and sides, paved pathway leading to front entrance door, gated access.
Private rear garden, enclosed by timber and hedge to rear and sides, gravelled paved sun patio, timber decking area with mature flower and shrub borders.

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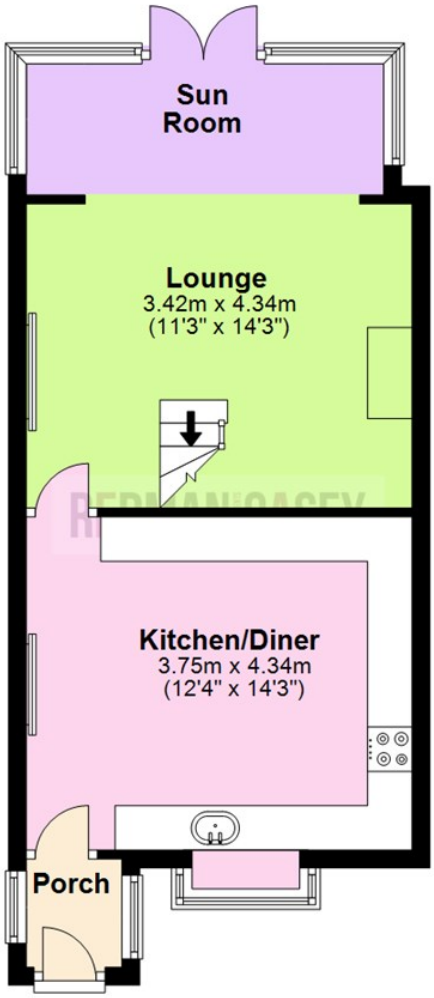
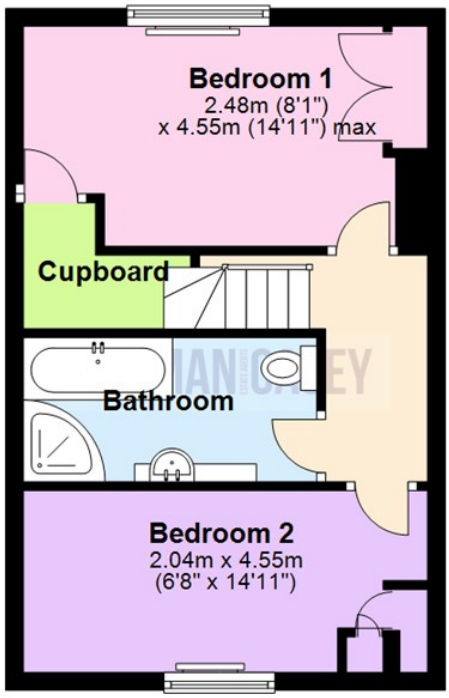
## Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)




## First Floor

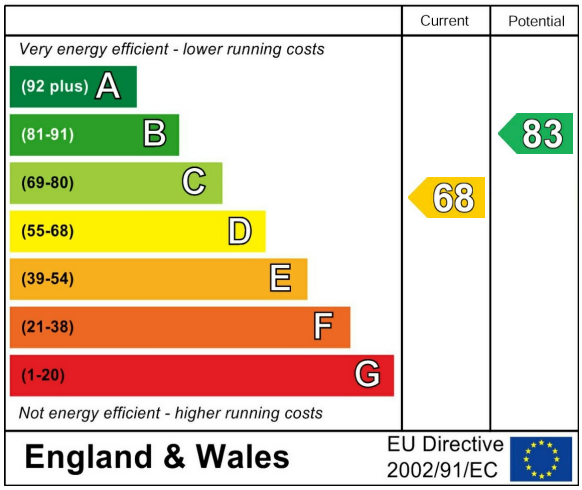
Approx. 33.1 sq. metres (355.8 sq. feet)



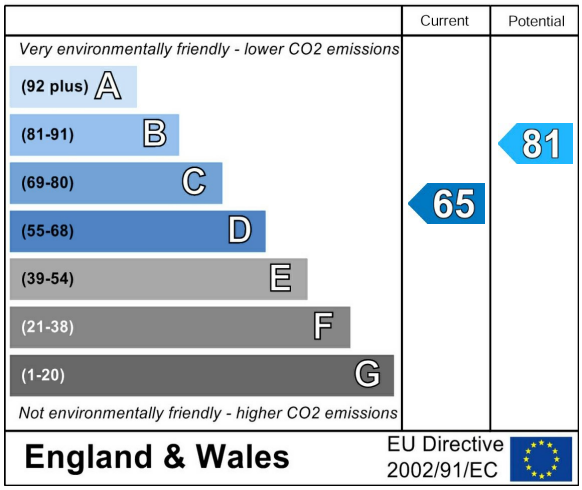

Total area: approx. 72.6 sq. metres (781.6 sq. feet)

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.

### Energy Efficiency Rating




### Environmental Impact ($CO_2$) Rating

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