REDMAN CASEY ESTATE AGENTS

15 Hunger Hill Avenue, Bolton, BL3 4SD

Offers In The Region Of £165,000

Tucked away in a cul de sac and offering spacious accommodation with a fantastic corner plot garden this semi detached property must be viewed. Fully renovated and ready to move into the property offers flexible accommodation and potential for expansion to the side and rear subject to consent, Spacious lounge, fitted dining kitchen, 2 generous bedroom plus office / occasional bedroom and superb bathroom fitted with a modern white three piece suite. Sold with no chain and vacant possession.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Located within easy access of local amenities and M61 motorway this fully modernised semi detached property is situated in a cul de sac and is set on a large plot, this offers potential to expand the property should the need arise and subject to consent. Currently the property comprises : Hallway, lounge,dining kitchen fitted with a modern white gloss kitchen with built in appliances. To the first floor there are 2 bedrooms and an office / occasion bedroom, stunning bathroom fitted with a modern white suite. To the front is a gravelled garden and to the side and rear an extensive garden with large paved patio, grassed area with mature tree and shrub borders. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

Hall
UPVC double glazed window to side, radiator, stairs to first floor landing, door to:

Lounge 14'7" x 13'0" (4.44m x 3.95m)
UPVC double glazed window to front, radiator, coving to ceiling, door to:

Kitchen/Diner 10'11" x 16'0" (3.32m x 4.88m)
Fitted with a matching range of modern white base and eye level units with drawers, cornice trims and contrasting worktop space, stainless steel sink with single drainer with swan neck mixer tap and tiled splashbacks, integrated slimline dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, two uPVC double glazed windows to rear, two radiators, ceiling with recessed spotlights, door to, built-in under-stairs storage cupboard, plumbing for washer.

Landing
UPVC double glazed window to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Bedroom 1 9'8" x 12'11" (2.94m x 3.93m)
UPVC double glazed window to front, radiator, double door to built-in over-stairs triple storage cupboards with shelving and hanging space.

Office 7'0" x 8'8" (2.13m x 2.63m)
Radiator.

Bedroom 2 8'10" x 8'10" (2.69m x 2.69m)
UPVC double glazed window to rear, radiator.

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Bathroom
Refitted with three piece modern white suite comprising deep L shaped panelled bath with separate shower over, mixer tap and folding glass screen and wash hand basin vanity unit with cupboards under and mixer tap, WC with hidden cistern, ceramic tiling to three walls, heated towel rail, extractor fan, tiled flooring.

Outside
Front garden, enclosed by timber fencing to sides, paved pathway leading to front entrance door with gravelled area and shrub borders.
Side and rear garden, enclosed by timber fencing to rear and sides with grassed area and raised rockery, large paved sun patio, metal garden shed, mature flower and shrub borders.

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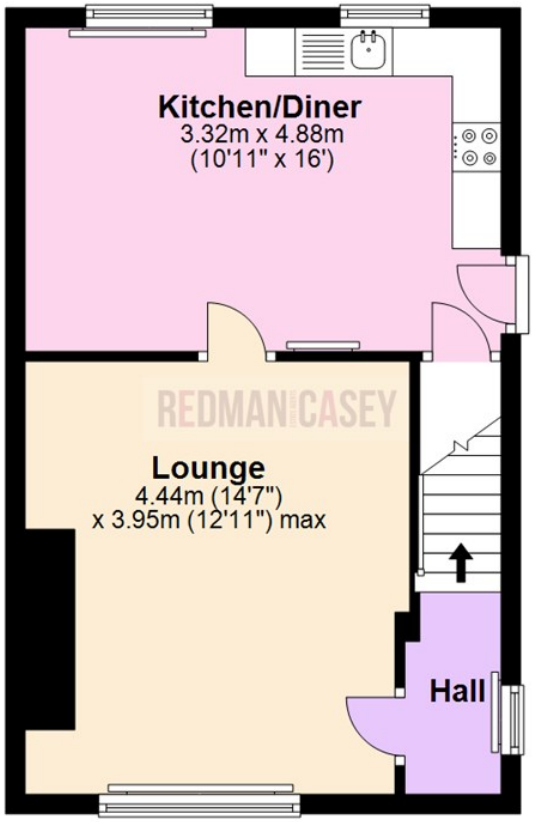
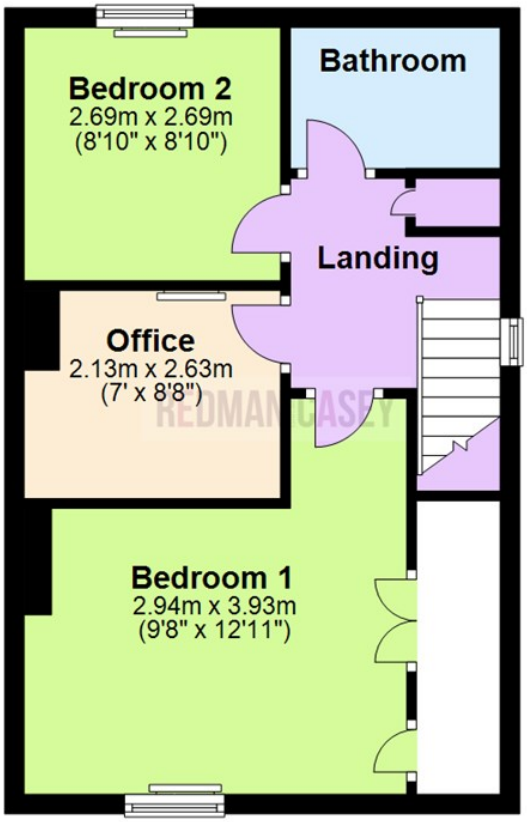
Ground Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



First Floor

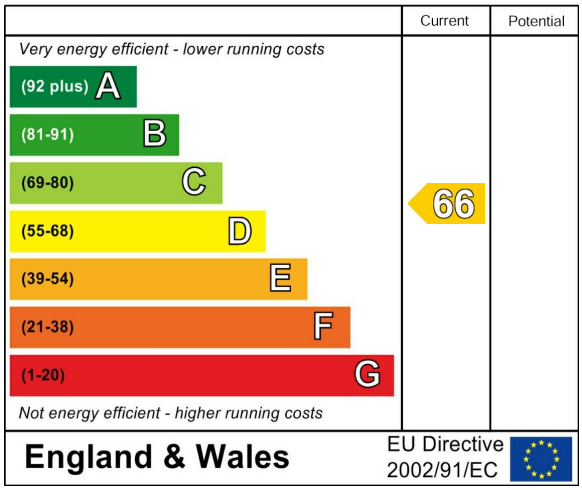
Approx. 38.8 sq. metres (418.1 sq. feet)



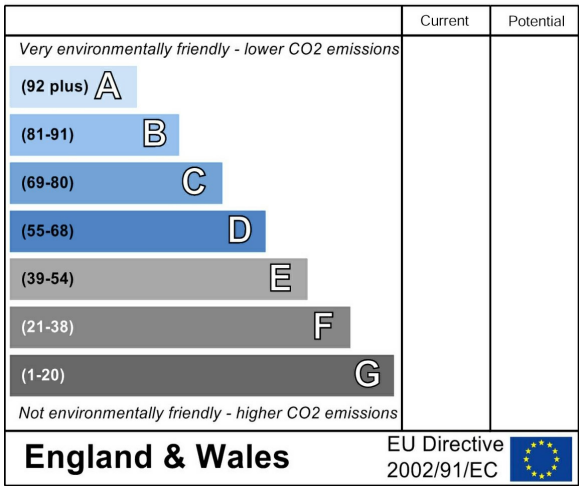
Total area: approx. 77.3 sq. metres (831.7 sq. feet)

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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