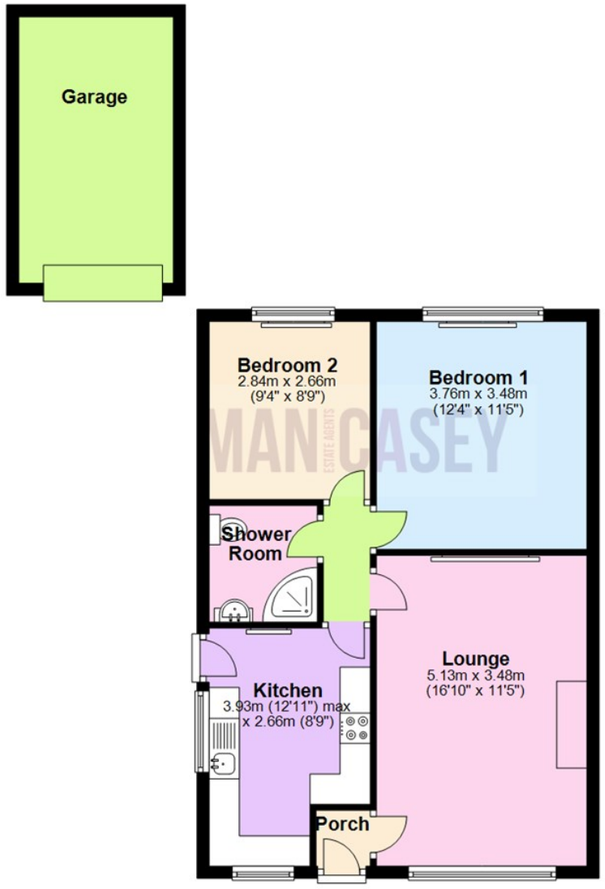
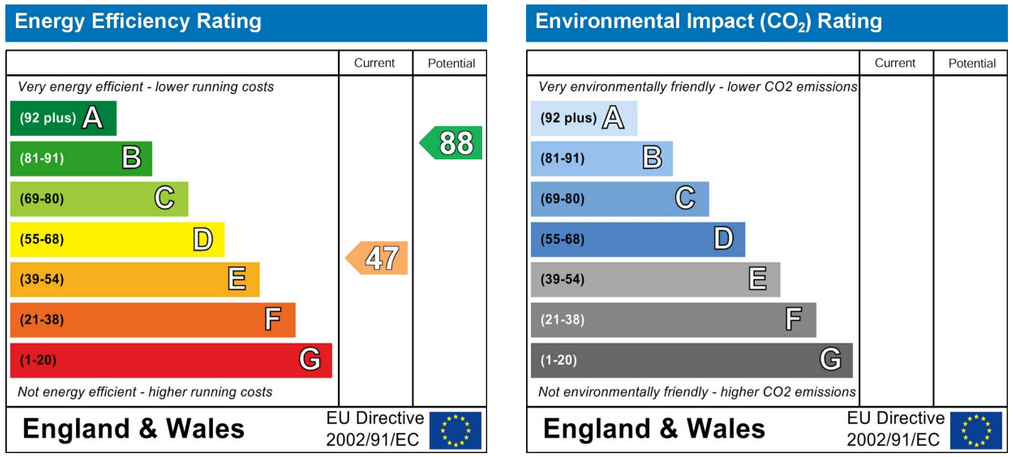
Ground Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



Total area: approx. 55.9 sq. metres (601.7 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.



REDMAN CASEY ESTATE AGENTS

50 Melbourne Grove, Horwich, Bolton, Lancashire, BL6 5LZ

Superbly presented 2 bedroom semi detached true bungalow, ideally located for access to local amenities, including Horwich leisure centre, town centre shops and Rivington countryside. The property offers excellent accommodation which has been modernised to a high standard throughout. Viewing is essential to appreciate all that is offer.

Offers In The Region Of £235,000

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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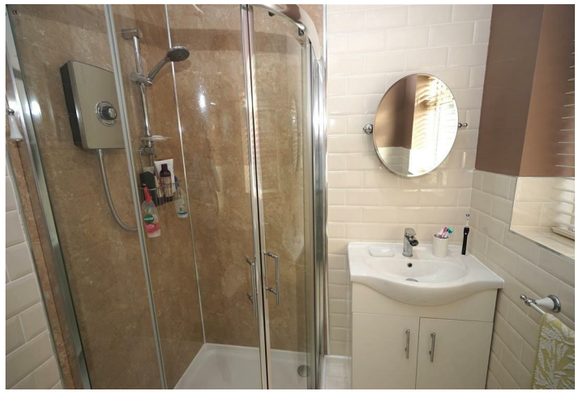

Located on the ever popular area of Stocks Park this two double bedroom true bungalow offers fantastic accommodation which has been improved and modernised throughout. The bungalow comprises :- Porch, lounge, spacious kitchen fitted with a range of modern base and wall units with built in appliances, two double bedrooms and modern fitted three piece shower room. Outside there is a large driveway leading to a detached garage, open plan gardens to front and private garden to rear with lawned area and mature shrub and flower borders. Viewing is essential to appreciate all that is on offer.

Porch
UPVC double glazed entrance door, door to:

Lounge
16'10" x 11'5" (5.13m x 3.48m)
UPVC double glazed window to front, fireplace with timber surround and tiled inset and hearth, radiator, door to:

Hallway
Door to:

Kitchen
12'11" x 8'9" (3.93m x 2.66m)
Fitted with a matching range of cream base and eye level units with complementary worktop space, composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, uPVC double glazed window to side, radiator, vinyl flooring, panelled ceiling with recessed spotlights, uPVC double glazed side door, door to:

Bedroom 1
12'4" x 11'5" (3.76m x 3.48m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching drawers, radiator.

Bedroom 2
9'4" x 8'9" (2.84m x 2.66m)
UPVC double glazed window to rear, radiator.

Shower Room
Fitted with three piece modern white suite comprising shower enclosure with electric shower over, inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap and low-level WC ceramic tiling to all walls, panelled ceiling with recessed spotlights.

Garage
Detached pre-fabricated single garage with power and light connected, up and over door.

Outside
Open plan front garden, block paved driveway to the front and side leading to garage and rear, paved pathway leading to front entrance door with lawned area and flower and shrub borders.
Rear gardens, enclosed by timber fencing and mature hedge to rear and sides, paved sun patio with lawned area and mature flower and shrub borders.