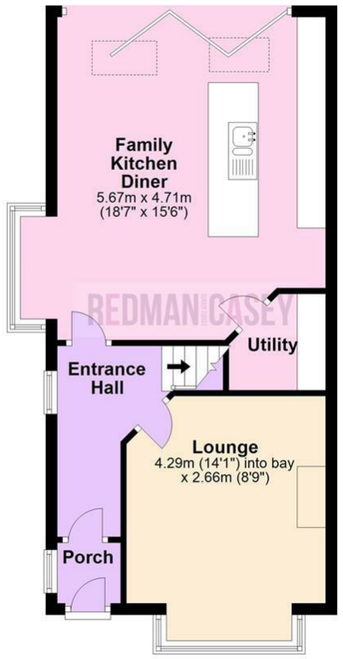
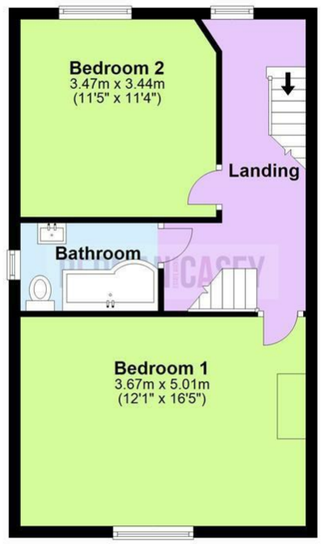
REDMAN CASEY ESTATE AGENTS

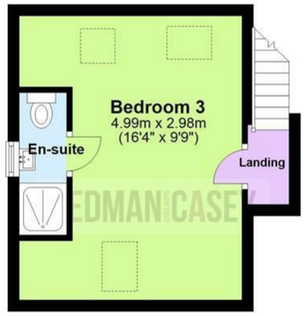
Ground Floor
Approx. 49.8 sq. metres (536.1 sq. feet)



First Floor
Approx. 44.6 sq. metres (480.1 sq. feet)

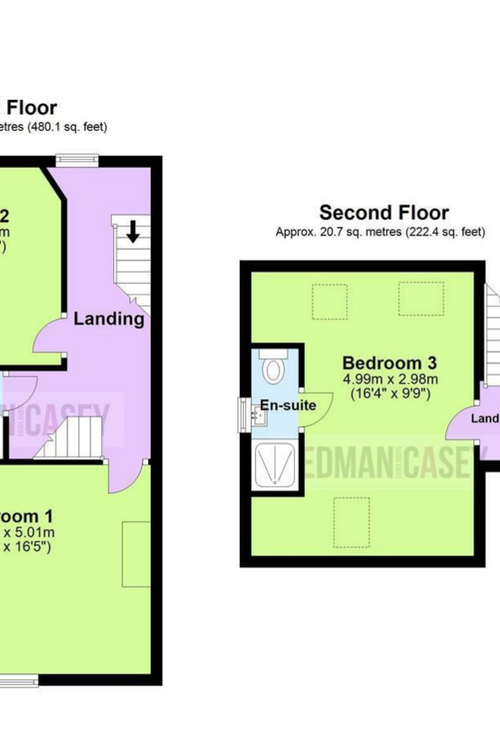


Second Floor
Approx. 20.7 sq. metres (222.4 sq. feet)



Total area: approx. 115.1 sq. metres (1238.6 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.



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

31 Sutherland Road, Heaton, Bolton, Lancashire, BL1 5LR

Stunning 3 bedroom extended semi detached property situated in this highly sought after residential location. Ideally positioned for access to local amenities, shops and schools. The property has been extended and fully renovated by the current owners to provide contemporary living with superb open plan living dining kitchen, separate lounge and utility, three double bedrooms, bathroom and en suite shower room, gardens to front and rear,

Offers Over £230,000

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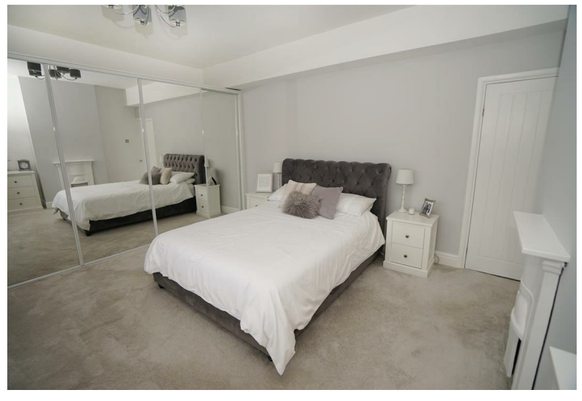

Located in this highly sought after residential area this extended three double bedroom semi detached offers fantastic family accommodation over three floors which has been extended and fully modernised to a very high standard by the current owners. The property comprises:- Porch. hallway, lounge, family living dining kitchen with built in and integrated appliances fitted in modern pale grey units with island breakfast bar. To the first floor there are two double bedrooms and stunning family bathroom, to the second floor there is a further double bedroom with en suite shower room. Outside there are gardens to the front, side and rear with lawned area and timber decking patio. Viewing is essential to appreciate all that is on offer.

Porch
UPVC frosted double glazed window to side, ceramic tiled flooring, double glazed entrance door, door to:

Entrance Hall
UPVC double glazed window to side, ceramic tiled flooring, stairs to first floor landing, door to:

Lounge
14'1" x 8'9" (4.29m x 2.66m)
UPVC double glazed box window to front, coal effect gas fire with surround and marble effect inset and hearth, radiator, picture rail, coving to ceiling.

Family Kitchen Diner
18'7" x 15'5" (5.67m x 4.71m)
Fitted with a matching range of modern grey base and eye level with drawers, cornice trims and contrasting white quartz worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, space for range with extractor hood over, uPVC double glazed box window to side, two skylights, Feature vertical radiator, ceramic tiled flooring with recessed LED spotlights, bi-fold door, door to:

Utility
4'1" x 4'2" (1.25m x 1.26m)
With worktop space, plumbing for washing machine, space for tumble dryer, ceramic tiled flooring.

Landing
UPVC double glazed window to rear, carpeted stairs to second floor landing, door to:

Bedroom 1
12'0" x 16'5" (3.67m x 5.01m)
UPVC double glazed window to front, two built-in double wardrobes with full-length mirrored sliding doors, feature fireplace, radiator.

Bedroom 2
11'5" x 11'4" (3.48m x 3.45m)
UPVC double glazed window to rear, radiator, picture rail.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC,

full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

Landing
Door to:

Bedroom 3
16'4" x 9'9" (4.99m x 2.98m)
Three skylights, door to:

En-suite
Fitted with three piece modern white suite comprising inset wash hand basin with cupboard under, mixer tap and tiled splashback, tiled shower enclosure and low-level WC, extractor fan, uPVC double glazed window to side.

Outside
Front garden, enclosed by dwarf brick wall to front with gravelled area and mature shrub borders, pathway leading to front entrance door. Parking area to the side.
Private rear garden, enclosed by timber fencing to rear and sides, timber decking patio with lawned area and mature flower and shrub borders, gated access.