REDMAN CASEY ESTATE AGENTS

35 Taywood Road, Hunger Hill, Bolton, BL3 4SJ

Offers In The Region Of £260,000

Stunning three bedroom semi detached property which has undergone a comprehensive renovation to produce this fabulous family home. Offering excellent accommodation there is a spacious lounge stunning fitted kitchen open plan to dining room and sun lounge, upstairs there are 3 generous bedrooms and family bathroom fitted with a 4 piece modern suite. Outside there is off road parking and garden to the front and to the rear is a private garden with gravelled patio, large lawned area and garden shed. ideally located for access to M61 motorway along with local amenities and countryside. Viewing is essential to appreciate the standard that this property represents.

- Stunning Three Bedroom Semi Detached
- Move in Condition
- Spacious Lounge
- EPC Rating TBC
- Comprehensive Renovation Throughout
- Superb Family Kitchen Diner
- Fantastic Bathroom with 4 Piece Suite
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for commuting via M61 or Trainline at Lostock this family home has been transformed by the current owner to provide stunning accommodation and is in move into condition. The property has undergone a comprehensive renovation and the result is superb, Internally the property comprises : Entrance hall, spacious lounge, modern fitted kitchen with a range of dark grey units with complementary white worksurfaces, built in and integrated appliances and breakfast bar, open plan to the dining room this offers a fantastic place for a family to relax, this is open plan to a sun lounge overlooking the rear garden. to the first floor there are three generous bedrooms and a modern bathroom fitted with a four piece white suite. Outside there are gardens and driveway to the front and to the rear is a private gardens fully enclosed with gravelled patios, large lawned area and timber garden shed. The property is sold with no onward chain and vacant possession and viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
Built-in under-stairs storage cupboard, double radiator, ceramic tiled flooring, stairs to first floor landing, double glazed entrance door with matching side panel, door to:

Lounge 12'10" x 12'10" (3.90m x 3.91m)
UPVC double glazed window to front, living flame effect electric fire set in feature timber surround and marble effect inset and hearth, radiator, ceiling with recessed spotlights.

Kitchen/Dining Room 10'4" x 19'9" (3.15m x 6.01m)
Fitted with a matching range of dark grey base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, wine rack, 1+1/2 bowl composite sink unit with single drainer and mixer tap, integrated fridge, freezer, slimline dishwasher and washing machine, built-in eye level electric fan assisted double oven, four ring induction hob with pull out extractor hood over, double glazed window to rear, double radiator, ceramic tiled flooring, ceiling with recessed spotlights, open plan to:

Sun Room
Two windows to side, window to rear, ceramic tiled flooring, patio door.

Landing
UPVC double glazed window to side, door to:

Bedroom 1 11'5" x 12'7" (3.48m x 3.84m)
Window to rear, radiator, two wall lights.

Bedroom 2 11'1" x 9'7" (3.37m x 2.92m)
UPVC double glazed window to front, radiator, ceiling with recessed spotlights.

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Bedroom 3 7'10" x 8'6" (2.39m x 2.59m)

Bathroom
Fitted with four piece suite comprising panelled bath with mixer tap, wall mounted wash hand basin in vanity unit with drawers under and mixer tap, tiled shower enclosure with mixer rainfall shower and hand shower attachment, ceramic tiling to all walls, heated towel rail, extractor fan, frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed spotlights.

Outside
Front garden, gravel and tarmac driveway to the front with lawned area and mature flower and shrub borders.
Rear garden enclosed by timber fencing to rear and sides, gravelled pathway, gravelled sun patio with lawned area and mature flower and shrub borders, timber garden shed, side gated access.

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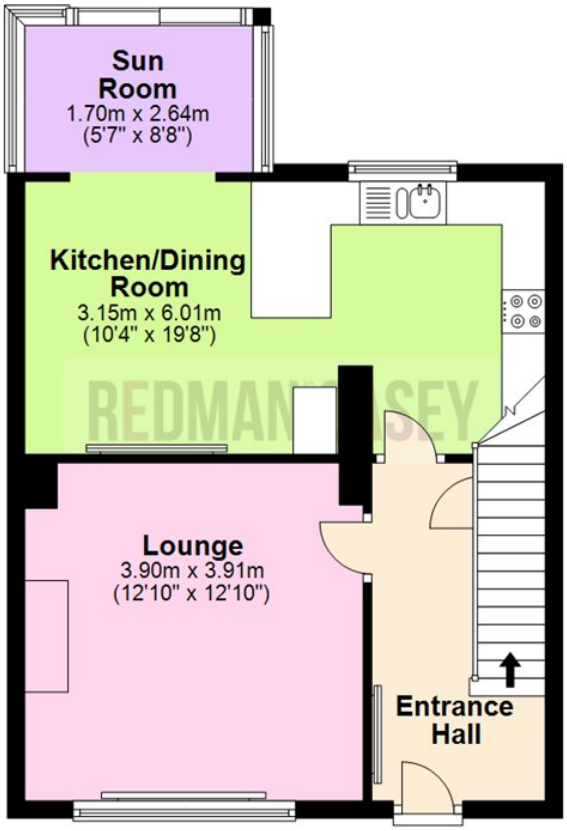
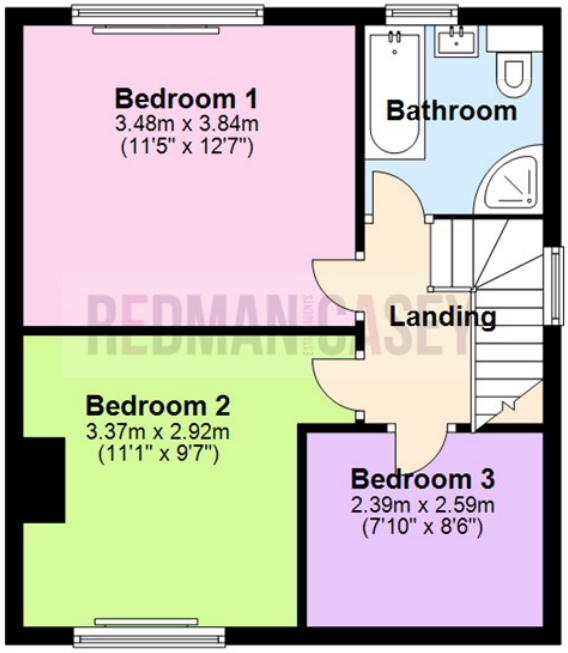
Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



First Floor

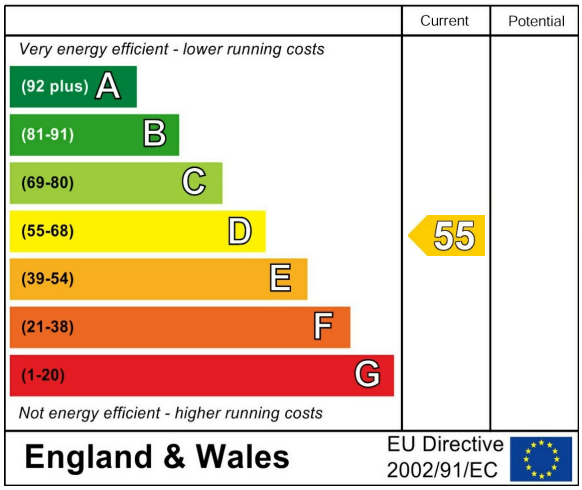
Approx. 41.2 sq. metres (443.4 sq. feet)



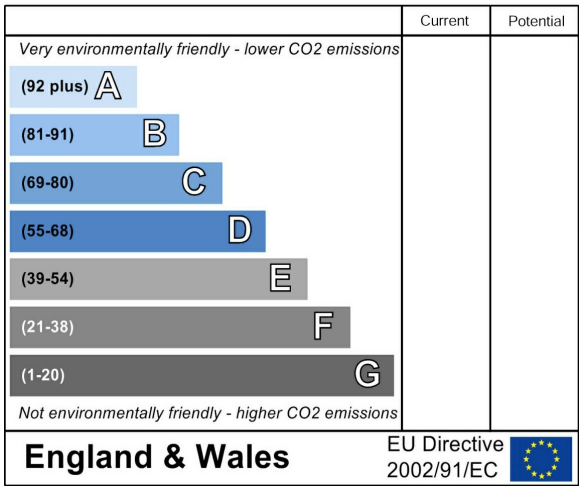
Total area: approx. 88.9 sq. metres (956.6 sq. feet)

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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