REDMAN CASEY ESTATE AGENTS

84 Tetbury Drive, Breightmet, Bolton, BL2 5NS

Asking Price £190,000

Three bedroom semi detached property in a very popular residential location. Close to local schools, shops, and all local amenities. This spacious three bed semi benefits from enclosed garden to rear, off road parking to the front, garage, gas central heating, double glazing and a conservatory. Situated in a quiet cul-de-sac viewings are highly recommended to appreciate the condition, location and all this property has to offer.

- Semi Detached
- Consevatory
- Off Road Parking
- Gas Central Heating
- EPC Rating D
- Three Bedroom
- Garage
- Enclosed Garden To Rear
- Double Glazed
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Three bedroom semi detached property situated in a quiet cul-de-sac in a quiet residential location. Close to local shops, schools and all local amenities. The property comprises:- Hallway, lounge, kitchen diner, conservatory, to the first floor there are three bedrooms and a family bathroom. To the outside there is off road parking for up to three vehicles and a single garage. Outside rear there is a good size fully enclosed rear garden with lawn and seating area. Benefits from gas central heating and double glazing. Viewings are recommended to appreciate all that is on offer.

Entrance Hall
UPVC frosted double glazed window to front, radiator, stairs, door to:

Lounge 14'3" x 14'2" (4.34m x 4.31m)
UPVC double glazed window to front, wall mounted electric fire, radiator, door to Storage cupboard.

Under Stairs Storage
Storage cupboard.

Kitchen/Diner 8'8" x 15'8" (2.63m x 4.78m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear, radiator, uPVC double glazed sliding entrance door to rear.

Conservatory
UPVC double glazed window to rear, uPVC double glazed window to side, two windows to side, uPVC double glazed entrance double door to side.

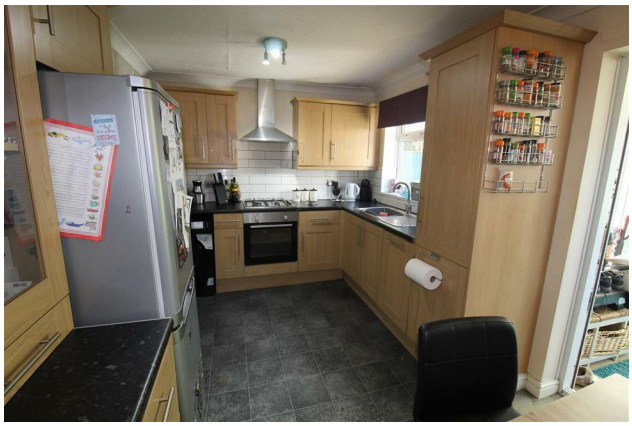
Bedroom 1 13'6" x 9'1" (4.11m x 2.78m)
UPVC double glazed window to front, radiator, door to:

Bedroom 2 9'9" x 9'1" (2.97m x 2.78m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 9'9" x 7'0" (2.96m x 2.14m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

Bathroom
UPVC double glazed window to rear, heated towel rail.

Landing
UPVC double glazed window to side, door to:



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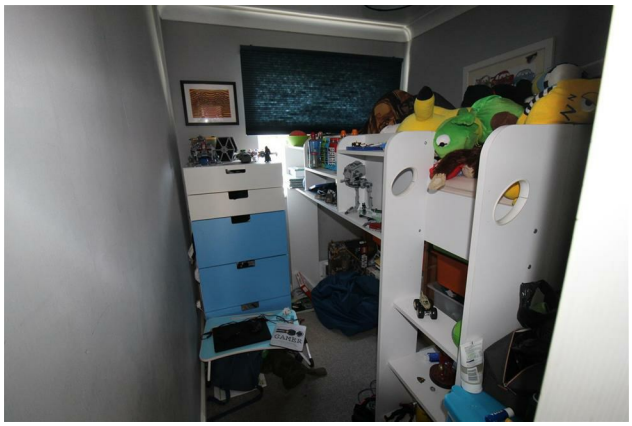
Garage
Single Garage entry via Up and over door, wooden door to Rear.

Outside Front
Driveway offering off road parking for up to three vehicles.

Outside Rear
Enclosed garden area with planting area, lawn and patio seating area.



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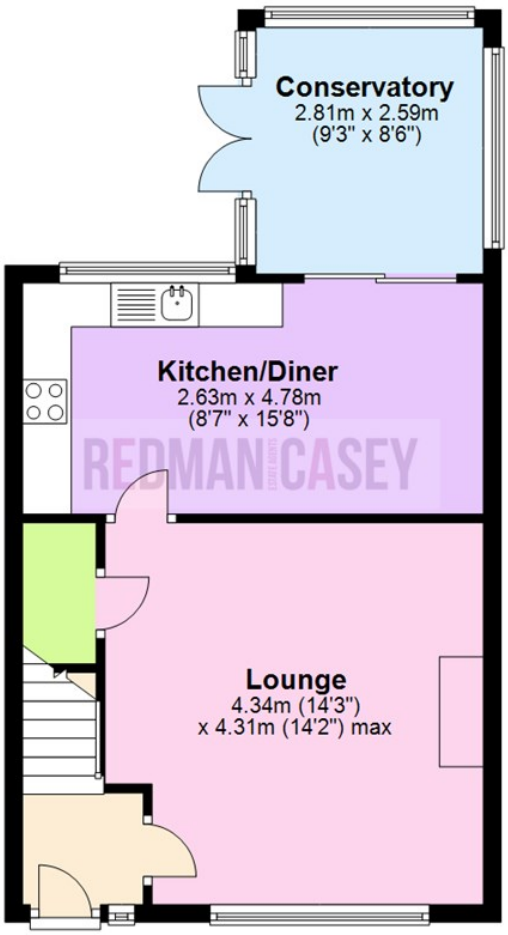
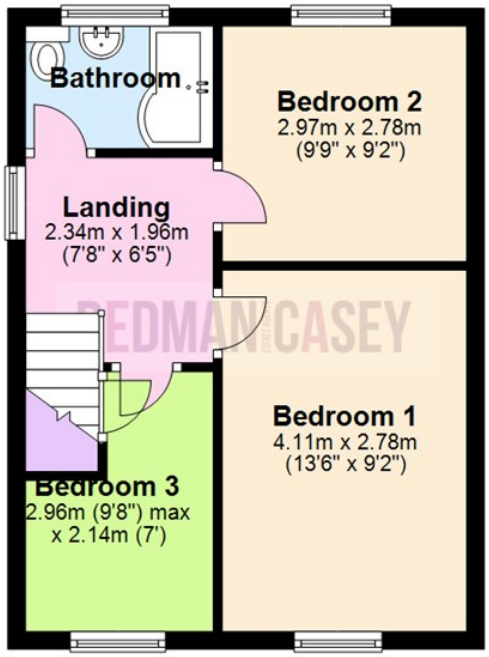
Ground Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



First Floor

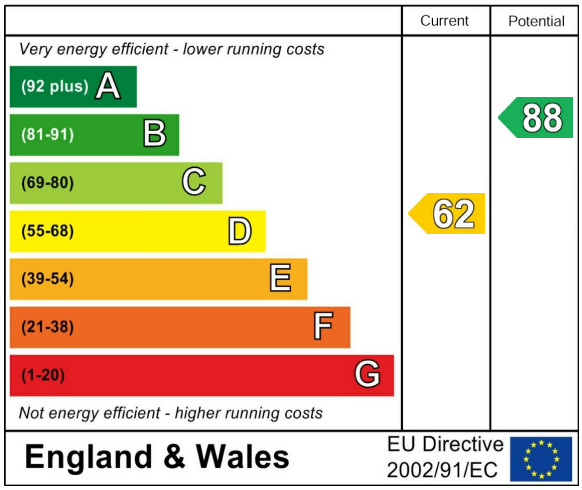
Approx. 34.6 sq. metres (372.8 sq. feet)



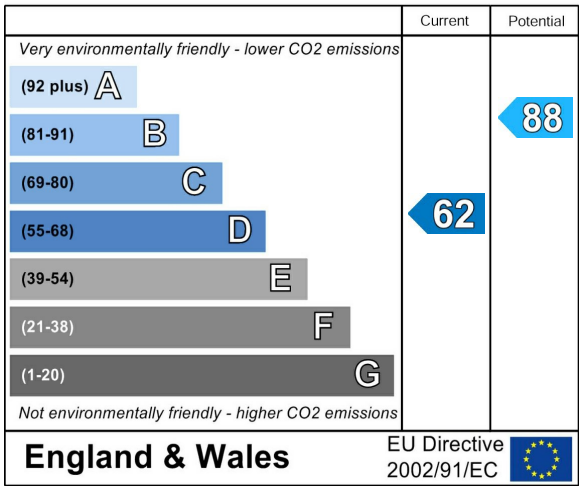
Total area: approx. 78.0 sq. metres (839.7 sq. feet)

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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