REDMAN CASEY ESTATE AGENTS

24 Higher Ridings, Bromley Cross, Bolton, Lancashire, BL7 9HD

Offers In The Region Of £225,000

Detached true bungalow situated on this ever popular residential estate close to local amenities, shops and transport network with Bromley cross railway stations approximately 1.2 miles away. The property is vacant and sold with no chain and offers potential to update to suit. Currently the property has been re jigged which has reversed the accommodation around see floor plan for details.

- Detached True Bungalow
- Kitchen and Bathroom
- Parking for 2-3 Cars
- Vacant Possession
- Lounge and Sun Room
- Two Bedrooms
- No Chain
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located in the ever popular area of Bromley Cross this is a fantastic opportunity to purchase possibly one of the most difficult properties to fin a detached true bungalow. Offered for sale with no chain and vacant possession this property must be viewed to appreciate all that is on offer. Comprising :- Entrance hall, l shaped lounge with sun lounge off. kitchen, bathroom fitted with a three piece white suite, master bedroom and bedroom 2 / office (see floor plan for details of layout) Outside there is a gravel driveway with parking for 2- 3 cars and a lawned area. To the rear is a private rear garden with lawned area mature shrub borders, paved patio and two timber sheds. Ideally located for local amenities, shops and transport network with bus routes and trainline at Bromley Cross station being 1.2 miles away.

Entrance Hall
Built-in storage cupboard, radiator, uPVC double glazed entrance door, open plan to:

Kitchen 9'4" x 6'8" (2.84m x 2.03m)
Fitted with a matching range of oak fronted base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, wall mounted gas combination boiler serving heating system and domestic hot water.

Lounge 10'4" x 17'5" (3.15m x 5.32m)
UPVC double glazed leaded window to rear, two radiators, coving to ceiling, double door to:

Sun Room
Half brick construction with uPVC double glazed windows, two windows to side, two windows to rear, two radiators, ceramic tiled flooring, panelled ceiling with recessed spotlights, uPVC double glazed door to garden, door to:

Bedroom 1 16'3" x 10'6" (4.95m x 3.19m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, double radiator, open plan to:

Bedroom 2 / Office 11'8" x 6'8" (3.56m x 2.03m)
UPVC double glazed window to front, radiator, fitted and shelving, coving to ceiling.

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Bathroom
Fitted with three piece white suite with deep panelled bath with shower over, telephone style mixer tap and folding glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side.

Outside
Open plan front garden with lawned area and mature ornamental flower and shrub borders with floral bed, gravel driveway to the front and side with car parking space for two / three cars, outside cold water tap, courtesy lighting.
Rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved sun patio, two timber garden sheds with lawned area and mature ornamental shrub borders beds.

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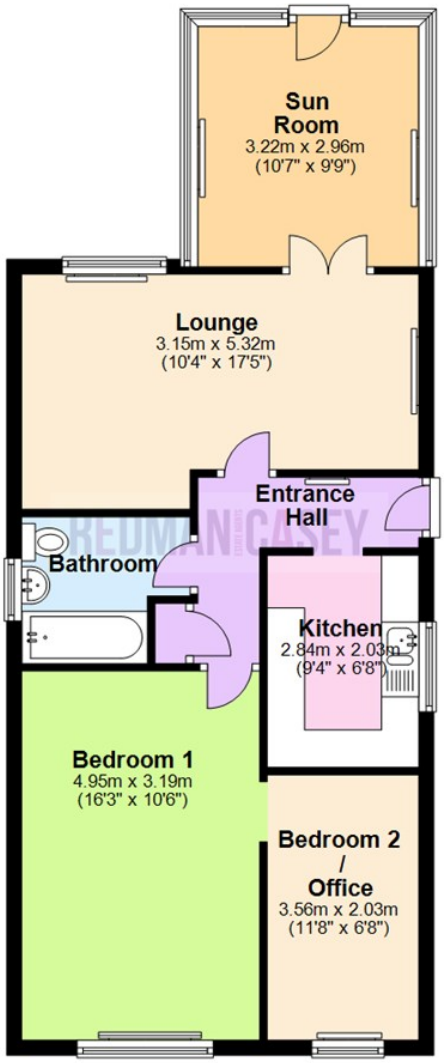
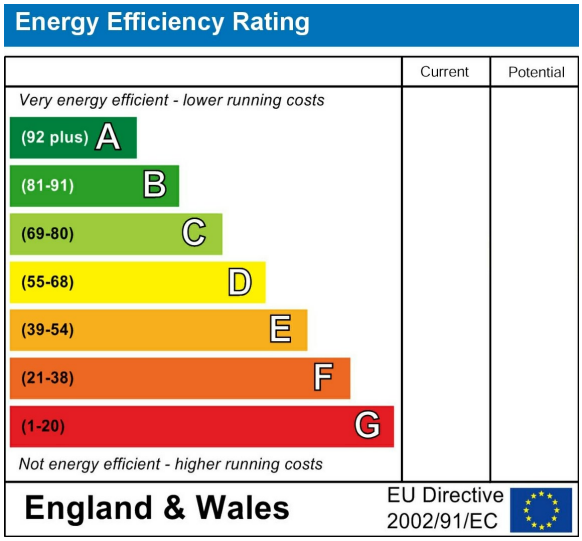
Ground Floor

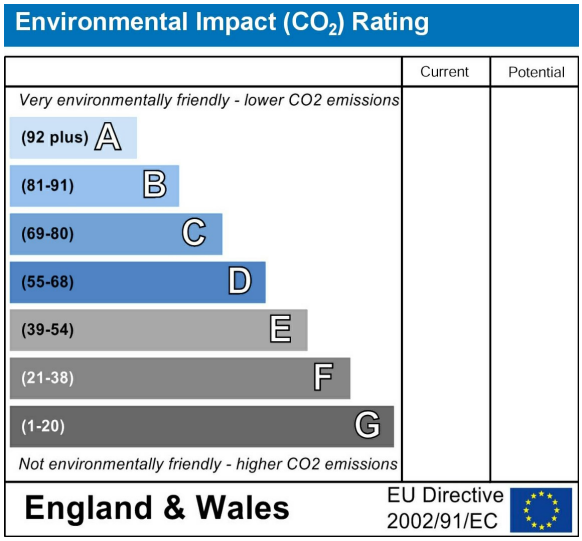
Approx. 64.4 sq. metres (693.1 sq. feet)



Total area: approx. 64.4 sq. metres (693.1 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.





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