

65 Lymbridge Drive, Blackrod, Bolton, Lancashire, BL6 5TH



Offers Around £299,000

Spacious three/four bedroom detached bungalow in a very popular location, close to local shops, schools, local amenities and situated in a quiet cul-de-sac. The property benefits from double glazing, gas central heating, off road parking, garage, gardens front and rear. Views to the rear this charming and spacious bungalow is highly recommended for viewing.

- 3/4 Bedroom
- Garage
- Gardens Front And Rear
- No Chain
- EPC Rating B
- Detached Bungalow
- Off Road Parking
- Vacant Possession
- Open Aspect To Rear
- Council Tax Band D



Detached Bungalow three/four bedroom situated in a very quiet Cul-de-sac in a very popular residential location, close to local schools, shops and all local amenities. The property comprises:-Entrance porch, hallway, lounge diner, kitchen, breakfast room/ bedroom four, bathroom, bedroom one with En suite and dressing area, bedroom two, bedroom three. To the outside there is a garden to the front a driveway leading to a single garage, the rear is an enclosed garden. The property benefits from gas central heating, double glazing and has open views to the rear over agricultural grazing farm land. This spacious bungalow is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the condition, space, and location.



Entrance Hall

UPVC frosted double glazed window to front, door to Storage cupboard.

Lounge/Diner 20'11" x 15'7" (6.37m x 4.74m)

Two uPVC double glazed windows to front, electric fire set in marble surround, two radiators, uPVC double glazed entrance patio door to rear, door to:



Kitchen 10'9" x 11'2" (3.28m x 3.41m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, 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, built-in fan assisted oven, built-in ceramic hob with extractor hood over, uPVC double glazed window to rear, door to:



Breakfast Room / Bedroom 4 10'9" x 11'9" (3.27m x 3.58m)

UPVC double glazed window to rear, uPVC double glazed window to side, double radiator, uPVC double glazed entrance door to rear, door to:

Bedroom 1 10'9" x 12'0" (3.27m x 3.66m)

UPVC double glazed window to rear, fitted matching dressing table, bedside cabinet and drawers, corner display shelves, shelving, radiator.

Bedroom 2 8'4" x 10'9" (2.55m x 3.28m)

UPVC double glazed window to front, fitted wardrobe(s) with full-length mirrored sliding door, hanging rail, shelving and overhead storage, radiator, sliding door.

Bedroom 3 12'7" x 8'7" (3.83m x 2.62m)

Window to front, radiator.

Outside Front

Garden fronted laid to lawn with mature planting of flower beds, driveway leading to single garage.



Outside Rear

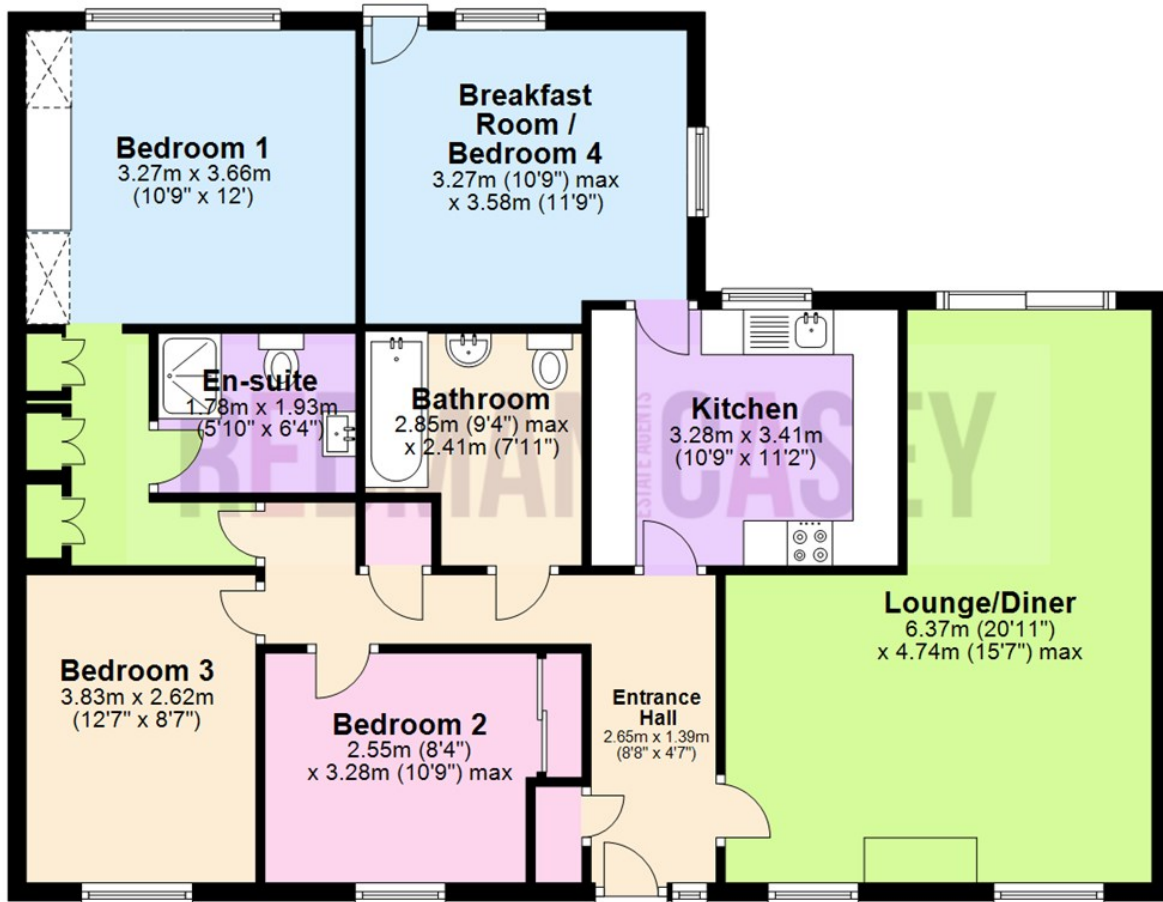


Enclosed rear garden with lawn patio seating area mature flower beds and open aspect.



Ground Floor

Approx. 104.9 sq. metres (1129.2 sq. feet)



Total area: approx. 104.9 sq. metres (1129.2 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

