REDMAN CASEY ESTATE AGENTS

15 Elgol Drive, Ladybridge, Bolton, Lancashire, BL3 4PL

Offers In The Region Of £300,000

Detached three bedroom executive style home is the extremely popular residential location of Ladybridge. This property offers loads of space in a quiet cul-de-sac and benefits from double glazing, gas central heating, garage, off road parking and mature gardens to front and rear. Viewing recommended as there is no onward chain and vacant possession.

- Detached Property.
- Garage.
- Double Glazed.
- Vacant Possession.
- 3 Double Bedrooms.
- Gardens Front And Rear.
- Gas Central Heating.
- No Onward Chain.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Spacious three bedroom detached property. Situated in a quiet cul-de-sac in a very popular residential location. Close to local schools, shops and all local amenities. The property comprises:- Entrance hall, cloakroom, lounge, dining room, kitchen. To the first floor there a three double bedrooms, and a large bathroom. The property also benefits from double glazing, gas central heating, garage, off road parking and mature gardens to front and rear.
The property is offered with vacant possession and no onward chain. Viewing is recommended to appreciate all that is on offer.

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

Lounge 16'2" x 11'11" (4.92m x 3.62m)
UPVC double glazed window to front, fireplace, two double radiators, open plan to:

Dining Room 11'11" x 10'0" (3.62m x 3.05m)
UPVC double glazed window to rear, double radiator, door to:

Kitchen 6'7" x 11'6" (2.00m x 3.51m)
Fitted with a matching range of base and eye level units with worktop space over with cornice trims, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer and cooker, electric points for cooker, uPVC double glazed window to rear, double radiator, door with uPVC double glazed entrance door to side, door to:

Storage cupboard.

WC
UPVC frosted double glazed window to front, fitted with two piece comprising, wash hand basin and low-level WC.

Garage
Remote-controlled electric metal roller door, uPVC double glazed door to rear.

Bedroom 1 13'4" x 12'9" (4.07m x 3.89m)
UPVC double glazed window to front, two wardrobes, double radiator, two double doors, door to:

Landing
UPVC double glazed window to side, door to:

Bedroom 2 13'1" x 10'0" (3.99m x 3.05m)
UPVC double glazed window to rear, double radiator.

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Bedroom 3 11'3" x 11'7" (3.44m x 3.53m)
UPVC double glazed window to rear, double radiator, door to Storage cupboard.

Storage cupboard.

Bathroom
Fitted with four piece suite with panelled, pedestal wash hand basin, tiled shower cubicle with fitted shower and glass screen and low-level WC, fully ceramic tiled walls, extractor fan, uPVC frosted double glazed window to front, double radiator.

Outside Front
Garden to front laid mainly to lawn with mature planting, driveway leading to garage and paths to rear.

Outside Rear
Enclosed rear garden with lawn mature planting, and paved area suitable for seating.

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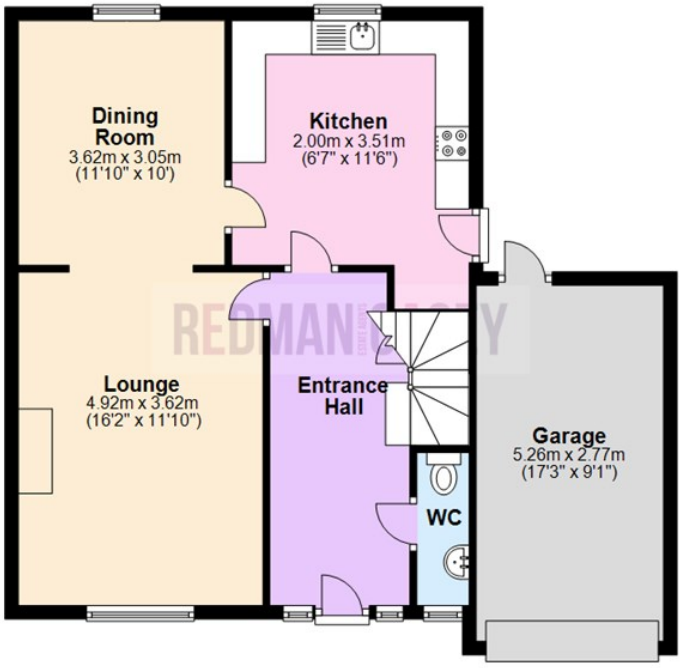
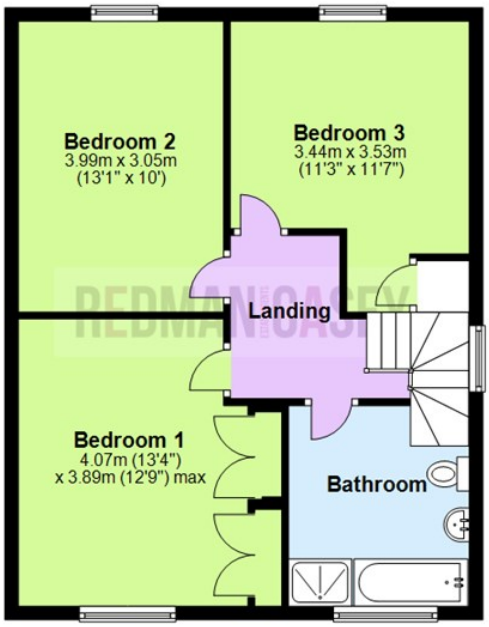
Ground Floor

Approx. 72.4 sq. metres (779.1 sq. feet)



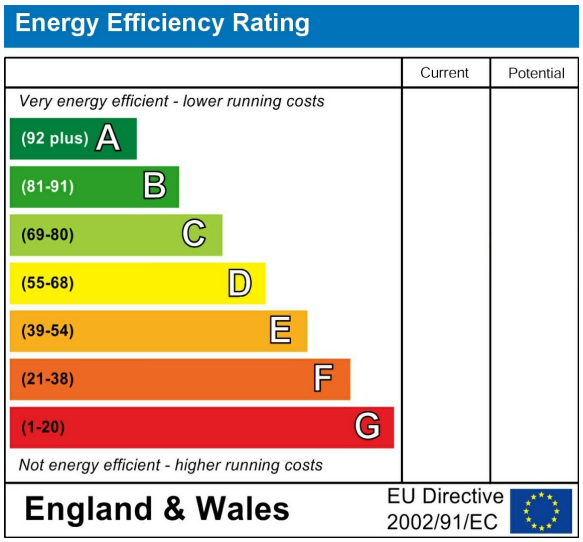
First Floor

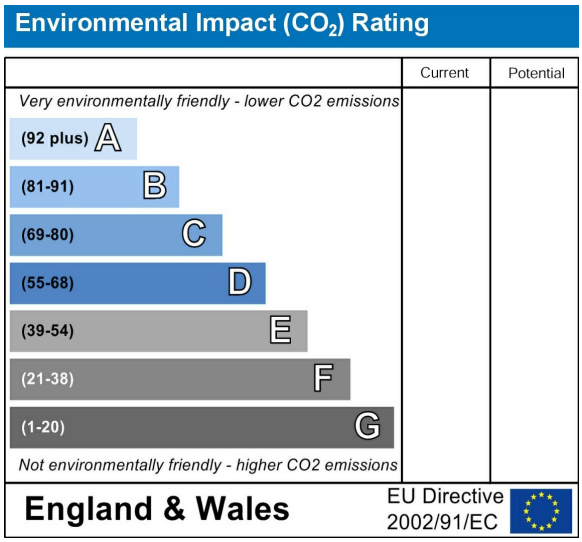
Approx. 57.2 sq. metres (615.8 sq. feet)



Total area: approx. 129.6 sq. metres (1395.0 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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