REDMAN CASEY ESTATE AGENTS

4 Chesterton Drive, Ladybridge, Bolton, Lancashire, BL3 4RT

Offers In The Region Of £325,000

Superbly presented and extended three bedroom true bungalow, located in a quiet cul de sac this property is a credit to the current owners who have extended and redeveloped the original property to create a superb family house. Benefitting from modern kitchens and bathroom, sun lounge extensive dining kitchen, spacious lounge, three generous bedrooms,(bed 1 with walk in wardrobe and bed 3 currently used as an office) utility room driveway parking for three cars low maintenance rear garden with large paved patio, Ideally located for access to local amenities, shops and transport links for road and rail, viewing is essential to appreciate all that is on offer.

- Detached True Bungalow
- Spacious Receptions
- Utility and Walk In Wardrobe
- Viewing Essential
- 3 Generous Beds
- Fitted Kitchen Diner
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located on a quiet cul de sac on this highly sought after estate, offering excellent accommodation that has been extended and updated throughout to create a fantastic family home. The property is a credit to the current owners and comprises :- Entrance Hall, lounge, hallway, spacious fitted dining kitchen fitted with a modern range of units with built in and integrated appliances, sun lounge, utility room, large bathroom fitted with four piece suite, master bedroom with walk in wardrobe (potential for en suite shower room) two further generous bedrooms with bedroom three currently being used as an office. Outside there are open plan gardens to the front with driveway parking for 3 cars. To the rear is a low maintenance garden with extensive paved patio, garden storage shed and mature shrub borders. Viewing is essential to appreciate all that is on offer with this superb property.

Entrance Hall
Built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, laminate flooring, folding door, Composite entrance door with frosted double glazed side panel. door to:

Lounge 16'5" x 12'4" (5.01m x 3.76m)
UPVC double glazed bow window to front, window to side, double radiator, laminate flooring, coving to ceiling, door to:

Hall
Radiator, door to:

Kitchen/Diner 12'3" x 22'0" (3.74m x 6.71m)
Fitted with a matching range of cream base and eye level units with underlighting, drawers and complementary worktop space over, matching breakfast bar, carousel corner unit, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, Feature vertical radiator, radiator, laminate flooring, coving to ceiling with recessed low-voltage spotlights, open plan to:

Sun Room
UPVC double glazed window to rear, uPVC double glazed window to side, radiator, ceiling with recessed low-voltage spotlights, double glazed door to garden, door to:

Utility 5'3" x 9'4" (1.60m x 2.85m)
Fitted with a matching range of cream base and eye level units with worktop space, plumbing for washing machine, space for tumble dryer, ceramic tiled flooring.

Bedroom 1 17'9" x 8'6" (5.41m x 2.60m)
UPVC double glazed window to rear, double radiator, fitted with a with hanging rails and shelving, door to:

Walk-in Wardrobe

Bedroom 2 13'2" x 9'4" (4.01m x 2.85m)
UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, two radiators.

Bedroom 3 8'11" x 8'6" (2.73m x 2.60m)
UPVC double glazed window to front, double radiator, ceiling with low-voltage spotlights.

Bathroom
Fitted with four piece modern white suite comprising deep corner bath with mixer tap, inset wash hand basin in vanity unit with drawers, mixer tap and tiled splashback, tiled shower enclosure with electric shower over and low-level WC, full height ceramic tiling to two walls, two uPVC frosted double glazed windows to side, double radiator, ceramic tiled flooring, ceiling with recessed spotlights.

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Outside
Open plan front garden, driveway to the front with car parking space for three cars with lawned area, outside cold water tap. Enclosed by fencing and mature hedge to rear and sides, large paved sun patio, slate chipping area, mature flower and shrub borders, outside cold water tap, courtesy lighting, timber garden shed.

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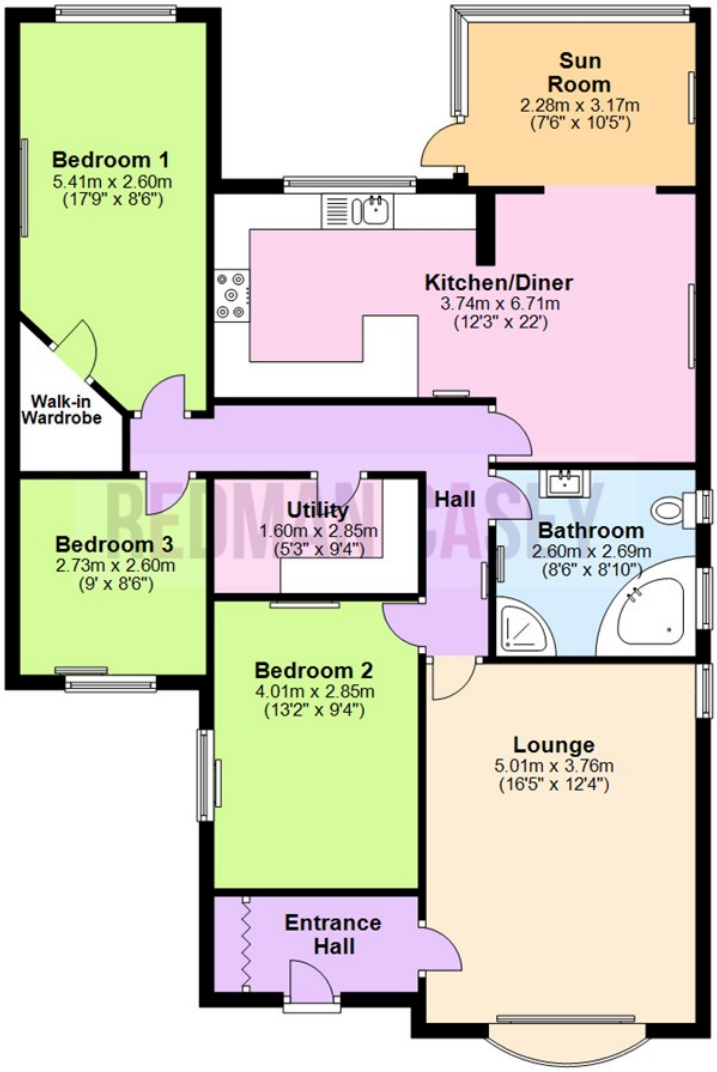
Ground Floor

Approx. 108.1 sq. metres (1164.1 sq. feet)



Total area: approx. 108.1 sq. metres (1164.1 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
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