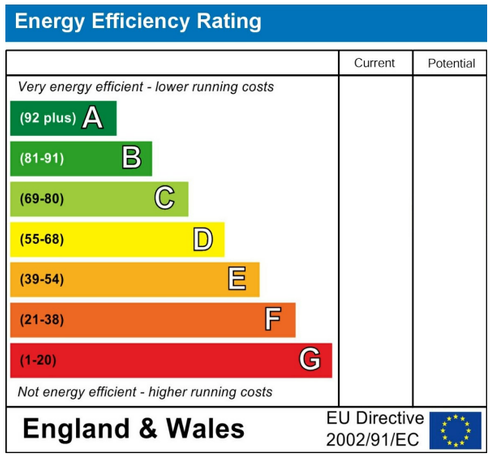
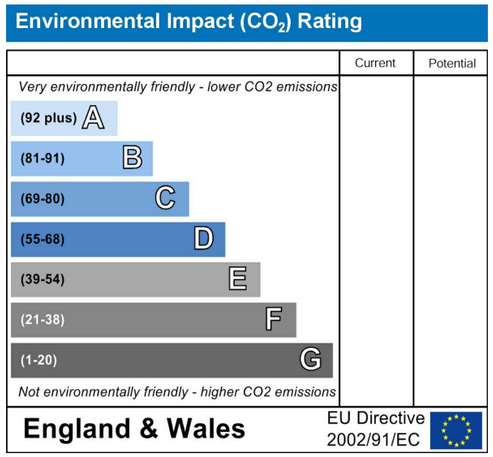
REDMAN CASEY ESTATE AGENTS

Total area: approx. 144.9 sq. metres (1559.5 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.




69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

## 37 Old Kiln Lane, Heaton, Bolton, Lancashire, BL1 5EU

Situated in this highly desirable area of Heaton we are delighted to bring to the market this extended four bedroom semi detached property, located with superb open aspects to the front and rear and in an off road position. Close to local schools, shops, local amenities. Benefiting from double glazing kitchen extension to rear, gas central heating, gardens front and rear, off road parking and garage. This property is in excellent condition throughout and we highly recommend viewing to appreciate size, condition and location.

## Offers In The Region Of £430,000

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Situated within this highly popular residential area this extended four bedroom semi detached offers excellent accommodation over three floors and comprises :- Inner porch, WC, cloakroom, hallway, lounge, dining room, breakfast room, kitchen. To the first floor there are three bedrooms and a family bathroom, and a further bedroom to the second floor. Outside there is an extensive block paved driveway to the front and side leading to a detached brick built garage and offering parking for 3-4 cars, mature gardens to the front and rear and open aspects across fields to both front and rear. The property benefits from double glazing, gas central heating, and is sold with no chain and vacant possession. Early viewing is highly recommended to appreciate the size, space, views, and location and to avoid disappointment.

**Inner Porch**
Radiator, door to:

**Entrance Hall**
Window to front, two uPVC double glazed windows to side, radiator, stairs, door to:

**WC**
UPVC frosted double glazed window to side, radiator. fitted wc and sink unit

**Cloakroom**
UPVC double glazed window to side, radiator.

**Lounge**
11'11" x 12'6" (3.62m x 3.81m)
Upvc double glazing leaded Bay window to front, double radiator, coved ceiling, sliding door to:

**Dining Room**
13'6" x 12'6" (4.11m x 3.81m)
Upvc double glazed bay window to rear, coal effect electric fire set in marble surround, double radiator, door to hallway:

**Breakfast Room**
10'0" x 9'1" (3.05m x 2.77m)
UPVC double glazed box window to side, radiator, door to:

**Kitchen**
14'7" x 8'10" (4.44m x 2.70m)
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 mixer tap, built-in fridge, freezer and automatic washing machine, built-in eye level fan assisted double oven, built-in four ring ceramic hob with pull out extractor hood over, uPVC double glazed window to rear, warm air vent, uPVC double glazed frosted entrance door to side.

**Landing**
Staircase to second floor, upvc double glazed window to side

**Bedroom 1**
12'9" x 12'10" (3.88m x 3.91m)
Upvc double glazed leaded bay window to front, fitted three sided bay radiator, range of built in wardrobes by 'Langleys' with two double wardrobes, overhead storage and matching dressing table.

**Bedroom 2**
12'4" x 12'6" (3.76m x 3.81m)
Upvc double glazed bay window to rear, three sided bay radiator, fitted with a range of wardrobes comprising two full height triple wardrobes either side of a fitted vanity unit with sink, drawers and overhead storage units.

**Bedroom 3**
9'0" x 9'6" (2.75m x 2.90m)
Upvc double glazed leaded window to front, built in double wardrobe with three overhead storage cupboards, radiator.

**Bathroom**
Five piece suite comprising deep panelled bath, pedestal wash hand basin, recessed tiled shower enclosure, bidet and low-level wc, full height tiling to all walls, extractor fan, uPVC frosted double glazed window to rear and side, radiator.

**Bedroom 4**
8'4" x 13'9" (2.54m x 4.18m)
UPVC double glazed dormer window to rear, double radiator, door to built in eaves storage cupboard.

**Outside Front**
Front garden enclosed by dwarf brick wall to front lawned garden with shrub borders, extensive block paved driveway leading to garage.

**Outside Rear**
Rear garden enclosed by timber and wrought iron fencing to side and rear, lawned area with well stocked mature flower beds and patio seating area.

**Garage**
Electric door with power and lighting.