REDMAN CASEY ESTATE AGENTS

# 4 Wisbeck Road, Tonge Park, Bolton, Lancashire, BL2 2TA

## £199,950

Deceptively spacious and extended detached property offering flexible accommodation which would make an ideal family home. Currently there is a lounge , dining area, kitchen plus conservatory to the ground floor and two bedrooms and bathroom to the second floor of the main house and a further study, bedroom 3, bedroom 4 and shower room to the extension offering an self contained annexe for a teenager or older family member Viewing is essential to appreciate all that is on offer, to be sold with no chain and vacant possession.

- Flexible Accommodation
- Two Receptions Plus Conservatory
- No Chain
- 4 Bedroom Detached
- Bathroom plus Shower Room
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local shops, schools and transport network this detached property built c1999 has been extended to create a flexible family home. Currently the property is laid out with a separate annexe to the side and a main house, the internals comprise :- Entrance hall, lounge, conservatory, kitchen and dining area, to the first floor there are a further two double bedrooms and a bathroom fitted with a three piece suite. The annexe comprises:- study, bedroom 3, bedroom 4 and shower room, with a separate access to front and rear. Outside there is a gardens and driveway to the front of the property and a small rear garden with paved patio and lawned area. viewing is essential to appreciate the flexibility and size of property on offer.

**Entrance Hall**
Laminate flooring, stairs to first floor landing, door to built-in cupboard with wall mounted gas combination boiler.

Storage cupboard, built-in cupboard with wall mounted gas combination boiler.

**Lounge 11'8" x 10'8" (3.56m x 3.26m)**
UPVC double glazed window to front, radiator, laminate flooring, double patio door to:

**Conservatory**
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, two windows to rear, window to side, double radiator, double door, door to:

**Dining Area 10'8" x 9'1" (3.26m x 2.78m)**
UPVC double glazed window to rear, radiator, door to:

**Kitchen 11'8" x 6'7" (3.56m x 2.00m)**
Fitted with a matching range of base and eye level units with drawers and cornice trims, 1+1/2 bowl composite sink unit with single drainer and swan neck mixer tap, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to front, radiator, vinyl flooring, Access to annexe.

**Shower Room**
Fitted with a three piece suite comprising:- Low level wc, pedestal wash hand basin and shower area, tling to walls.

**Study 8'8" x 11'9" (2.64m x 3.57m)**
Door to:

**Bedroom 4 8'8" x 11'9" (2.64m x 3.57m)**
Upvc double glazed door to outside front.

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**Bedroom 3 7'5" x 11'9" (2.27m x 3.57m)**
Patio door to rear

**Landing**
Door to:

**Bedroom 1 11'9" x 10'8" (3.58m x 3.26m)**
UPVC double glazed window to front, radiator.

**Bedroom 2 11'9" x 6'7" (3.58m x 2.00m)**
UPVC double glazed window to front, radiator.

**Bathroom**
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, wash hand basin inset wash hand basin in vanity unit with cupboards under and low-level, full height ceramic tiling to three walls, extractor fan, skylight to front, radiator.

**Outside**
Front garden, enclosed by timber fencing to rear and sides, driveway to the front with car parking space for car with lawned area, side gated access.
Rear garden, paved sun patio with lawned area and shrub borders, gated access to side.

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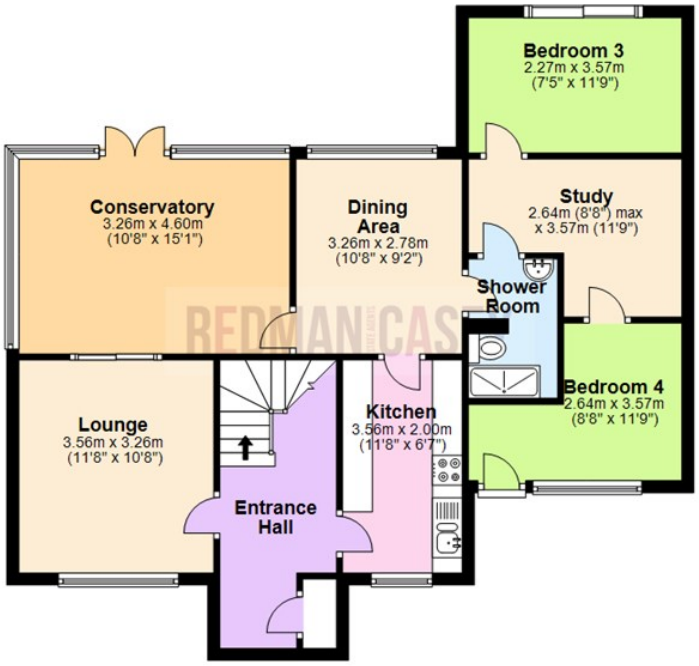
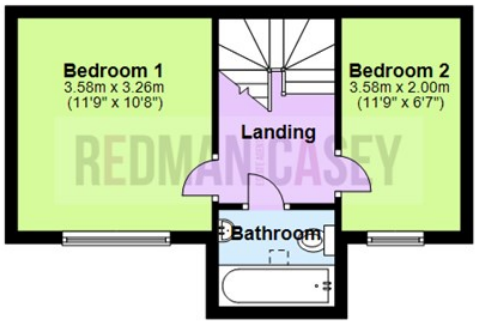
## Ground Floor

Approx. 82.3 sq. metres (885.6 sq. feet)




## First Floor

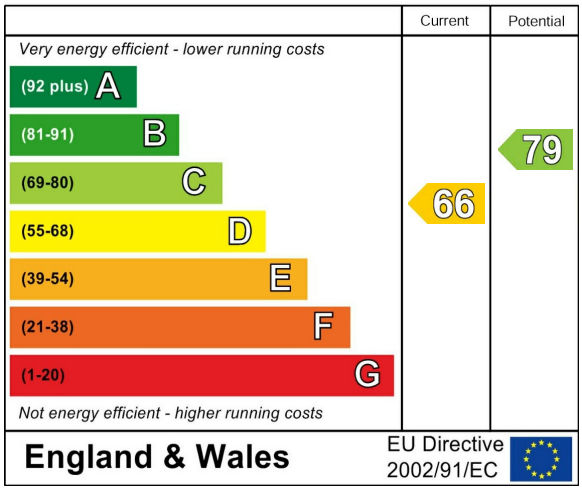
Approx. 29.0 sq. metres (312.0 sq. feet)



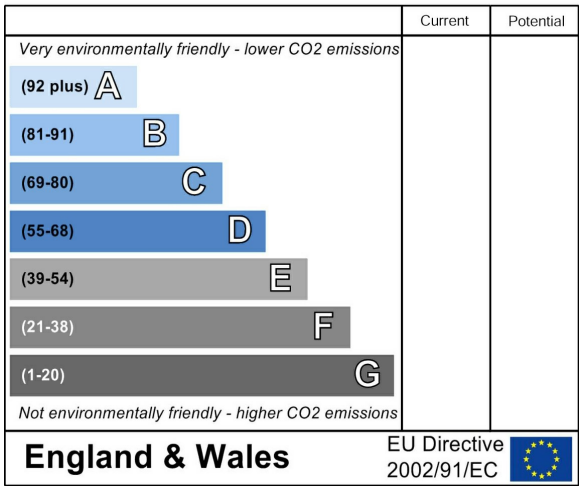

Total area: approx. 111.3 sq. metres (1197.6 sq. feet)

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




## Environmental Impact ($CO_2$) Rating

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