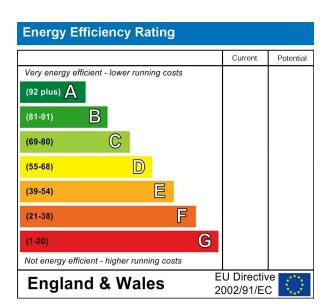
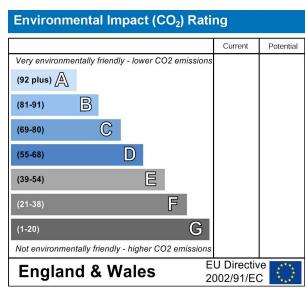
## Ground Floor Approx. 104.0 sq. metres (1119.2 sq. feet)



Total area: approx. 104.0 sq. metres (1119.2 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 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 appliance or or services and do not imply any warranty or guarantee unless specifically mentioned.









30 Moorfield, Edgworth, Bolton, Lancashire, BL7 0DH

Superb three bedroom detached true bungalow situated in this ever popular village. Offered for sale with no chain and vacant possession the property offers excellent accommodation with spacious receptions, garden room, generous bedrooms and contemporary shower room with three piece suite, gardens and garage

# Offers In The Region Of £285,000













Situated opposite the green on **Entrance Hall** popular village of Edgworth rarely glazed entrance door, door to: does this type of property come available and early viewing is recommended to appreciate all that is on offer. The property comprises :- Entrance hallway, lounge with living flame gas fire, dining area, fitted kitchen. Superb shower room fitted with a contemporary three piece suite two double bedrooms both with fitted wardrobes and a further single bedroom. Garden room overlooking rear garden offers a Kitchen superb space with a variety of 10'3" x 10'9" (3.12m x 3.28m) gravelled areas area and mature double oven, four ring gas hob, shrub borders, sold with no chain

and vacant possession.

delighted to offer for sale this laminate flooring, access to part glazed side door, door to: superb three bedroom detached boarded loft with pull down ladder true bungalow,located in the ever and light connected, uPVC double

### Lounge

16'0" x 10'0" (4.88m x 3.06m) Bow window to front, two double wardrobes, further two fitted single radiators, two wall lights, coving to wardrobes with hanging rails, ceiling, open plan to:

### **Dining Area**

9'0" x 9'3" (2.74m x 2.81m) UPVC double glazed window to front, radiator, coving to ceiling, Bedroom 2 door to:

uses. Outside there are open plan Fitted with a matching range of gardens to the front with block base and eye level cupboards with paved driveway leading to a worktop space, stainless steel sink detached single garage with power unit with drainer and mixer tap. Bedroom 3 and light connected and an plumbing for washing machine, 5'7" x 9'2" (1.69m x 2.79m) enclosed rear garden with paved space for fridge/freezer, built-in UPVC double glazed window to pathways and patio paved and eye level electric fan assisted side, radiator.

uPVC double glazed window to Moorfield, Redman Casey are Built-in storage cupboard, radiator, side, vinyl flooring, uPVC double

### **Bedroom 1**

12'2" x 12'1" (3.71m x 3.68m) Window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double shelving, overhead storage and cupboards, fitted with drawers, corner display units, radiator, door to garden room.

12'2" x 8'11" (3.71m x 2.72m) Fitted bedroom suite with a range of wardrobes comprising fitted double wardrobes, further fitted single wardrobe, radiator, double glazed patio door to garden room







**Shower Room** 

space.

mixer tap and tiled splashback and

WC with hidden cistern, ceramic

tiling to two walls. two uPVC

frosted double glazed windows to

side, radiator, vinyl flooring, Built in

matching storage unit with glass

shelving, cupboard and drawers

# **Garden Room**

comprising shower enclosure with double glazed windows and power borders, extensive block paved power shower over and pvc wall and light connected, double driveway with parking for 2/3 cars boarding, inset wash hand basin in radiator, Solid insulated roof, door leading to the garage vanity unit with cupboards under, to garden

### Garage

With power and light connected, wall mounted combination boiler serving heating system and domestic hot water, up and over

### Outside







Front- Open plan gardens with Fitted with three piece suite Half brick construction with uPVC well stocked flower and shrub Rear - Enclosed by timber fencing

to side and rear the garden is mainly gravelled and paved with well stocked borders and beds, spacious patio area and side gated access.