REDMAN CASEY ESTATE AGENTS

# 15 Lakelands Drive, Ladybridge, Bolton, Lancashire, BL3 4NN

## Offers Around £295,000

Three bedroom detached bungalow, situated in the very popular residential location of Ladybridge. This spacious modern property benefits from double glazing, gas central heating, off road parking, garage, gardens front and rear, and has recently been modernised. This property is being sold with vacant possession and no onward chain. Viewing is recommended to appreciate the space and location of this detached bungalow.

- Detached
- Vacant Possession
- Off Road Parking
- Gardens Front And Rear
- Council Tax Band D
- Bungalow
- No Onward Chain
- Garage
- EPC Rating E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
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Three bedroom detached bungalow situated in the very popular residential location of Ladybridge. The property comprises :- Entrance porch, hallway, dining lounge, two double bedrooms, single bedroom, garage. To the outside there is a lawn to the front with a large driveway leading to garage, to the rear there is an enclosed rear garden laid mainly to lawn with a patio seating area. This property has many features and has recently been modernised, and benefits from double glazing, gas central heating, sold with vacant possession, and no onward chain, Early viewing is highly recommended to appreciate all that is on offer and avoid disappointment.

**Porch**
Two uPVC frosted double glazed windows to front, open plan to:

**Hallway**
Open plan to Kitchen/Dining Room, door to:

**Kitchen/Dining Room 15'7" x 26'11" (4.76m x 8.20m)**
With a matching range of base and eye level units and cupboards with underlighting, drawers and worktop space over, stainless steel sink with double draining board and swan neck mixer tap, built-in dishwasher and washing machine, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in ceramic hob, uPVC double glazed window to side, uPVC double glazed window to rear, radiator, two double radiators, ceramic tiled flooring, uPVC double glazed sliding entrance french doors to rear, uPVC double glazed entrance door to rear, door to:

**Bedroom 1 19'10" x 11'9" (6.04m x 3.58m)**
UPVC double glazed window to front, two double radiators, door to:

**Bedroom 2 12'10" x 9'5" (3.90m x 2.87m)**
UPVC double glazed window to front, double radiator.

**Bedroom 3 8'7" x 7'7" (2.62m x 2.31m)**
UPVC double glazed window to side, door.

**Bathroom**
With fitted with three piece suite comprising deep panelled bath, vanity wash hand basin with storage under, mixer tap and ceramic, tiling to all walls and tiled and low-level WC, heated towel rail, ceramic tiled flooring.

**Garage**
Up and over door.

**Outside Front**
Mainly laid to lawn with driveway leading to garage.

**Outside Rear**
Enclosed garden with lawn, mature flower beds, and patio seating area.

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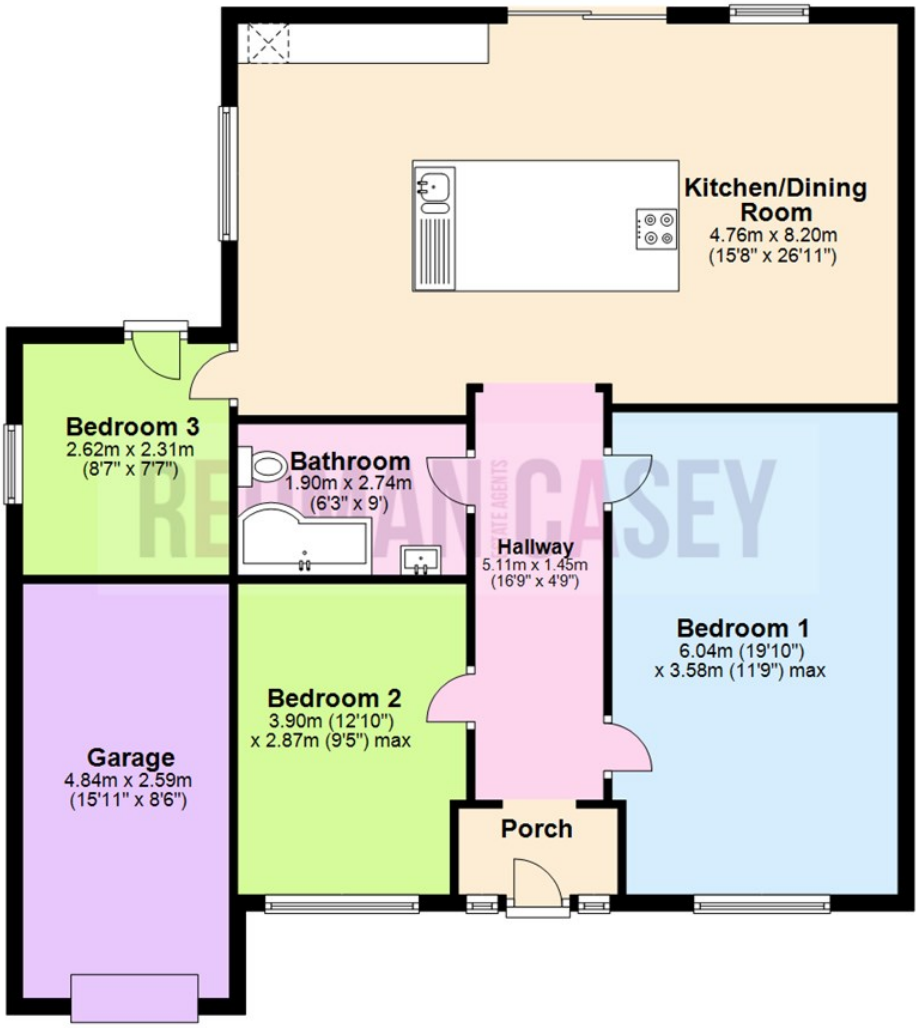
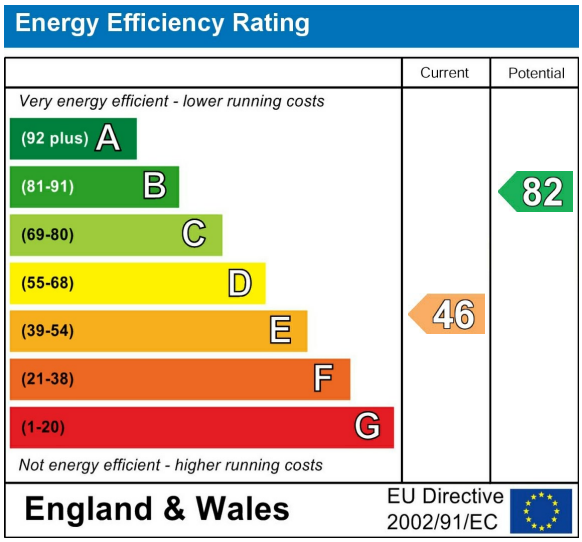
## Ground Floor

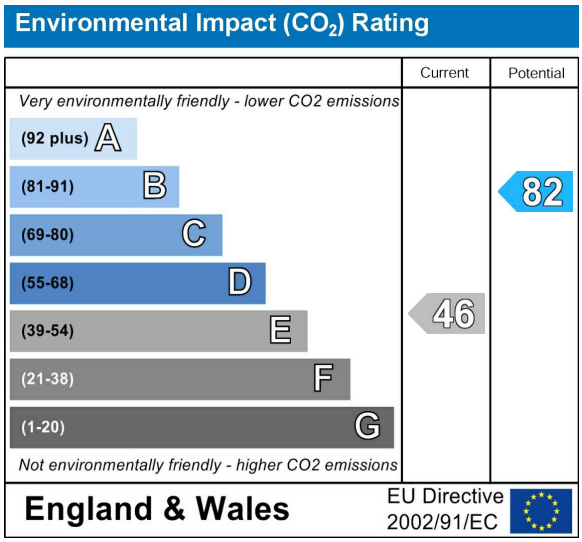
Approx. 107.8 sq. metres (1160.4 sq. feet)




Total area: approx. 107.8 sq. metres (1160.4 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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