REDMAN CASEY ESTATE AGENTS

42 Ramwells Brow, Bromley Cross, Bolton, Lancashire, BL7 9LL

Offers In The Region Of £225,000

Set in this highly popular area of Bromley Cross, within close proximity of local shops, sought after schools and transport links this extended 4 bedroom semi detached is sure to attract attention, Offering excellent accommodation viewing is highly recommended and the property is available with no chin and vacant possession

- 4 Bedrooms
- Fitted Dining Kitchen
- Integral Garage
- Spacious Lounge
- Parking for 2-3 Cars
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Extended 4 bedroom semi detached property located in this highly sought after area offering excellent accommodation for a growing family the property is located within easy access of sought after local infant, primary and secondary schools along with local shops and rail links to Manchester and Blackburn. The property comprises :- Porch, lounge, dining kitchen and integral garage. To the first floor there are 4 bedrooms and bathroom with three piece modern white suite. Outside there is an extensive block paved driveway giving parking for 2- 3 cars and access to the garage. To the rear is a generous garden set on multiple levels with large paved patio and two lawned areas. Viewing is essential to appreciate all on offer, sold with no chain and vacant possession.

Porch
UPVC frosted double glazed window to front, double glazed entrance door, door to:

Lounge 12'6" x 17'10" (3.81m x 5.43m)
UPVC double glazed window to front, living flame effect gas fire with timber surround and marble effect inset and hearth, radiator, two wall lights, stairs to first floor landing, door to:

Kitchen 10'5" x 17'10" (3.17m x 5.43m)
Fitted with a matching range of modern cream base and eye level units with drawers and contrasting worktop space over, stainless steel sink unit with single drainer, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, uPVC double glazed patio doors to garden, door to:

Garage
Integral brick built garage with power and light connected, gas boiler serving heating system and domestic hot water plumbing for washing machine vent for tumble dryer space for fridge/freezer, uPVC frosted double glazed window to rear, Up and over door, door.

Landing
Door to:

Bedroom 1 16'0" x 7'10" (4.87m x 2.38m)
UPVC double glazed window to rear, window to front, double radiator.

Bedroom 2 10'9" x 10'7" (3.27m x 3.22m)
UPVC double glazed window to front, radiator.

Bedroom 3 9'11" x 10'7" (3.02m x 3.22m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, radiator.

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Bedroom 4 6'6" x 6'11" (1.98m x 2.11m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front.

Outside
Open plan front garden, extensive block paved driveway to the front leading to garage and with car parking space for two three cars.
Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area, timber garden shed.

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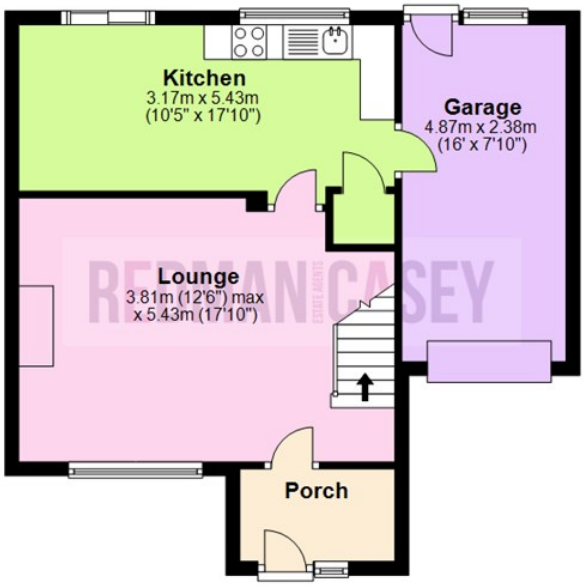
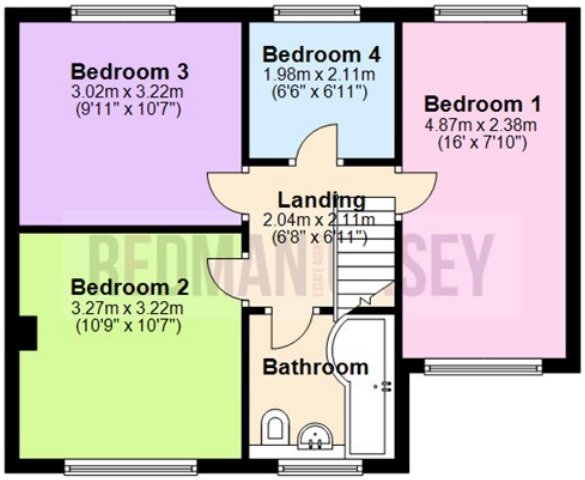
Ground Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



First Floor

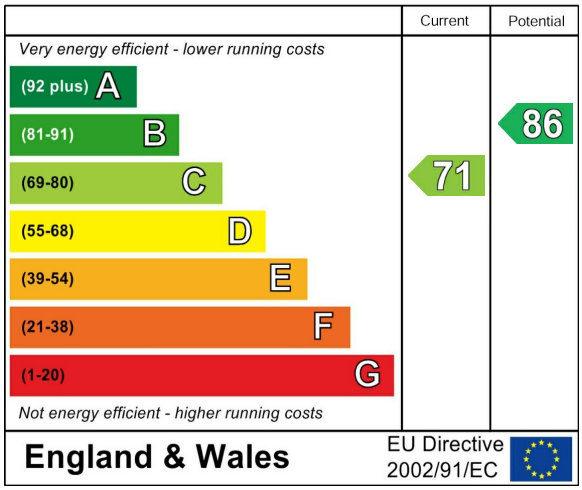
Approx. 46.6 sq. metres (501.9 sq. feet)



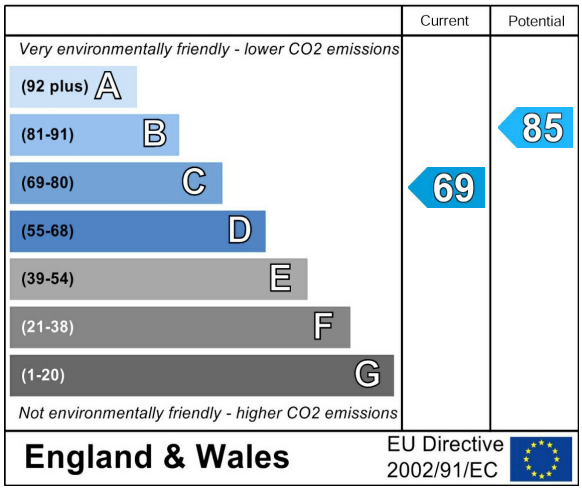
Total area: approx. 96.6 sq. metres (1039.4 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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