REDMAN CASEY ESTATE AGENTS

# 184 Armadale Road, Ladybridge, Bolton, Lancashire, BL3 4TP

## Offers In The Region Of £290,000

Three Bedroom extended semi detached property in a popular residential location, close to local schools shops and all local amenities. This property is on a corner plot and would be ideal for developing with the correct planning permission. The property is offered with vacant possession and no chain viewing is advised to appreciate all that is on offer.

- Semi Detached
- Three Bedroom
- Conservatory
- Double Glazing
- No Chain
- Corner Plot
- Extended To Rear
- Gas Central Heating
- Vacant Possession
- Garage

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious three bedroom semi detached property, situated in a popular residential location close to local schools, shops and all local amenities. This property has many benefits including, garage, large corner plot, double glazing, gas central heating and enough space to extend with the correct planning permission in place. The property comprises:- Porch, entrance hall, lounge/diner, kitchen/diner, conservatory. To the first floor there are three bedroom all are fitted and two are doubles., family bathroom with separate, WC. To the outside there are extensive gardens to the front side and rear with a single garage. We recommend viewing to appreciate all that is on offer and the potential of this property.

**Porch**
UPVC obscure double glazed window to side, door to:

**Hall**
Double radiator, stairs, door to:

**Lounge/Diner 15'0" x 15'3" (4.58m x 4.65m)**
UPVC double glazed window to rear, uPVC double glazed window to front, log effect gas fire set in stone built surround, two double radiators, door to:

**Kitchen/Dining Room 9'9" x 19'1" (2.96m x 5.81m)**
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and ceramic tiled, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear, two radiators, sliding door to Conservatory, door to Storage cupboard.

Storage cupboard.

**Conservatory**
UPVC double glazed window to rear, four uPVC double glazed windows to side, electric radiator, uPVC double glazed entrance door to garden.

**Landing**
UPVC double glazed window to side, door to:

**Bedroom 1 13'3" x 12'3" (4.05m x 3.73m)**
UPVC double glazed window to front, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, two double doors, door to:

**Bedroom 2 9'3" x 8'11" (2.82m x 2.72m)**
UPVC double glazed window to rear, fitted wardrobe(s) with hanging rails, shelving and overhead storage, radiator, double door, door to:

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**Bedroom 3 7'9" x 8'2" (2.36m x 2.48m)**
UPVC double glazed window to front, fitted wardrobe with hanging rails and shelving, radiator, door to:

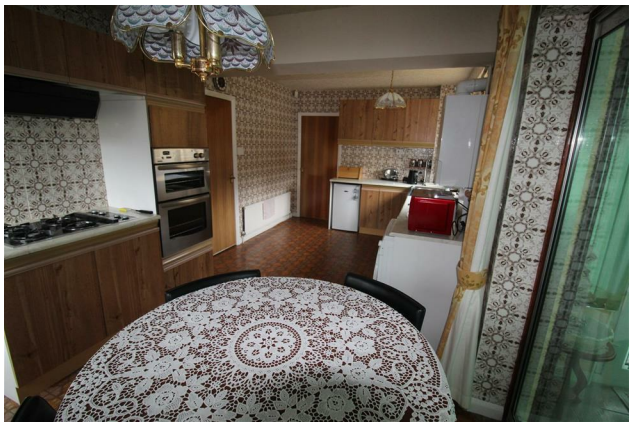
**WC**
UPVC frosted double glazed window to rear, low-level WC, half ceramic tiled walls.

**Bathroom**
Two piece coloured suite comprising deep panelled bath, pedestal wash hand basin and with shower over, ceramic tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail.

**Garage**
Single Garage with up and over door.

**Outside Front and Side**
Laid to lawn with mature planting of shrubs and flower beds.

**Outside Rear**
Fully enclosed rear garden with patio seating area, mainly laid to lawn with flower beds mature planting.



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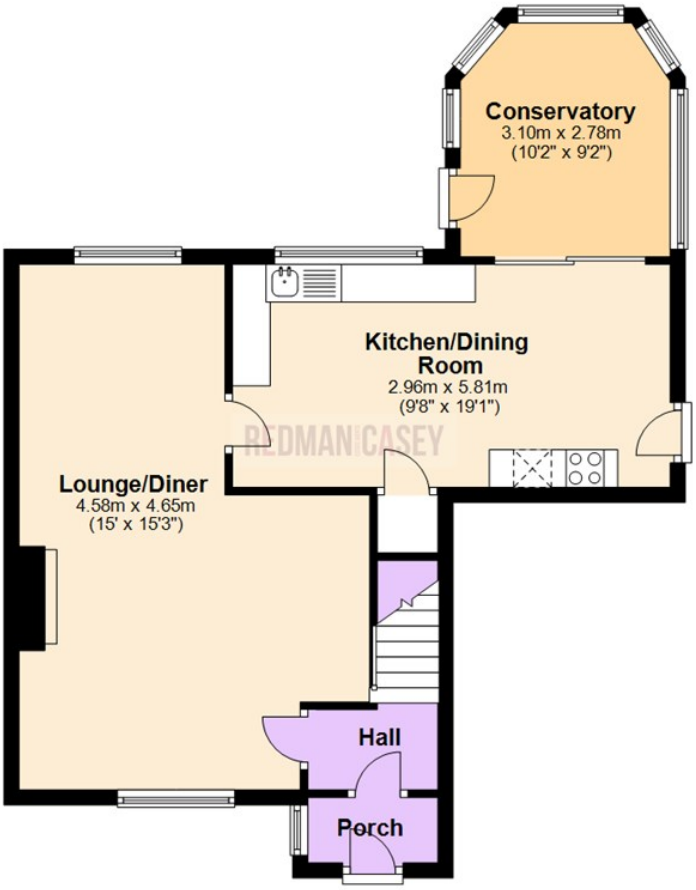
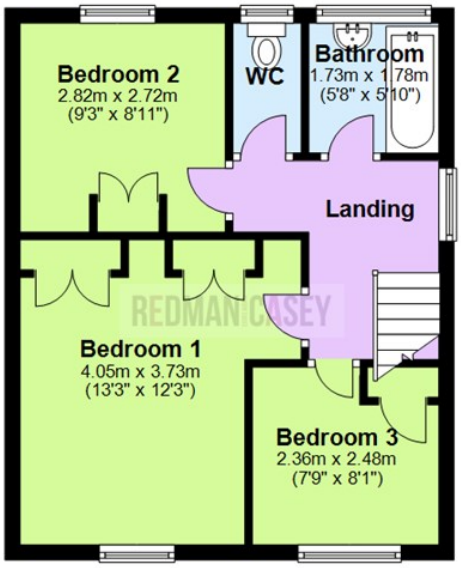
## Ground Floor

Approx. 51.4 sq. metres (553.6 sq. feet)




## First Floor

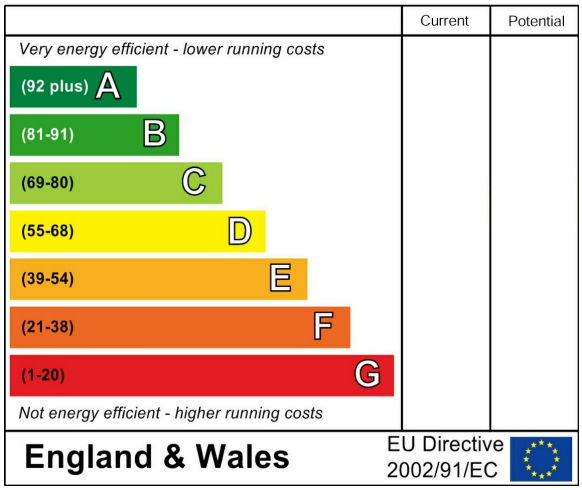
Approx. 38.7 sq. metres (416.3 sq. feet)



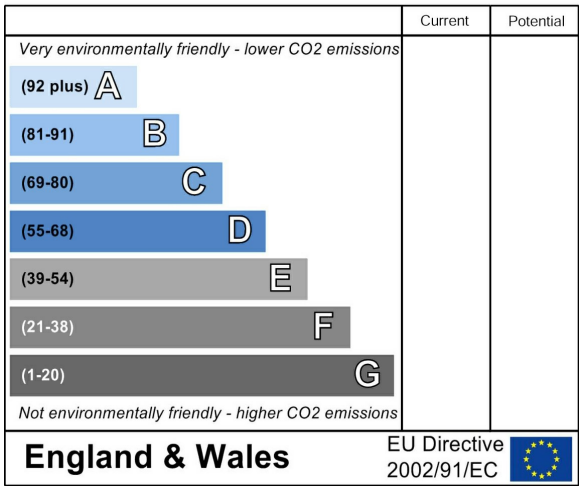

Total area: approx. 90.1 sq. metres (969.9 sq. feet)

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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