REDMAN CASEY ESTATE AGENTS

941 Manchester Road, Over Hulton, Bolton, Lancashire, BL5 1EH

Offers In The Region Of £250,000

Superbly presented extended and improved semi detached true bungalow. Offering excellent accommodation throughout and stunning open views to the rear make this one not to be missed. Two double bedrooms, spacious lounge and bathroom with three piece white suite, feature extended living dining kitchen area fitted with a range of modern base and wall units with built in and integrated appliances opening up into a vaulted ceiling living area with patio doors to rear garden. Parking for 3/4 cars and detached garage. Viewing is essential to appreciate all that is on offer.

- Stunning True Bungalow
- Superb Living Dining Kitchen
- Open Views to Rear
- Two Double Bedrooms
- Spacious Lounge
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated within easy access of local amenities, shops and transport links this deceptively spacious semi detached true bungalow offers fantastic accommodation throughout and has been improved and extended to create a stunning living dining kitchen. The property comprises :- Porch, entrance hall, lounge, two double bedrooms, bathroom with three piece white suite and living dining kitchen fitted with a range of grey base and wall units with granite worktops and island unit opening up into a living area with feature vaulted ceiling and patio doors leading out onto a private rear garden with open fields beyond. To the front is a lawned area with extensive driveway parking for 3/4 cars and a detached garage. Viewing is essential to appreciate.

Porch
Double glazed composite door, wooden flooring, , door to:

Entrance Hall
Double radiator, wooden flooring, coving to ceiling, door to:

Lounge 18'3" x 13'5" (5.57m x 4.09m)
UPVC double glazed window to side, three windows to side, window to front, uPVC double glazed bay window to front, fireplace with marble surround, two double radiators, coving to ceiling.

Kitchen/Dining Room 23'11" x 15'2" (7.30m x 4.62m)
Fitted with a matching range of modern grey base and eye level units with drawers and contrasting granite worktop space with matching upstands, built-in pantry cupboard with shelving, matching island unit with breakfast bar, 1+1/2 bowl china sink unit with swan neck mixer tap, pull out recycling bins, wall mounted concealed boiler serving heating system and domestic hot water, integrated fridge, freezer and slimline dishwasher, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, three skylights, double glazed velux skylight, Anthracite feature single radiator, twoFeature vertical anthracite single radiator, laminate flooring, Feature vaulted ceiling over extension, double glazed patio door to garden, door to:

Bedroom 1 12'8" x 13'4" (3.86m x 4.07m)
UPVC double glazed window to front, double radiator, coving to ceiling.

Bedroom 2 11'11" x 10'10" (3.63m x 3.29m)
UPVC double glazed window to rear with views of open fields, radiator, laminate flooring.

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Bathroom
Refitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, full height tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside
Front garden, pathway leading to front entrance door with lawned area and mature flower and shrub borders, enclosed by stone wall front, extensive driveway to the front and side leading to garage and with car parking space for three four cars.
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, side gated access with lawned area and mature flower and shrub borders, timber decking area looking over open fields, detached concrete sectional garage with power and light connected, space for dryer.

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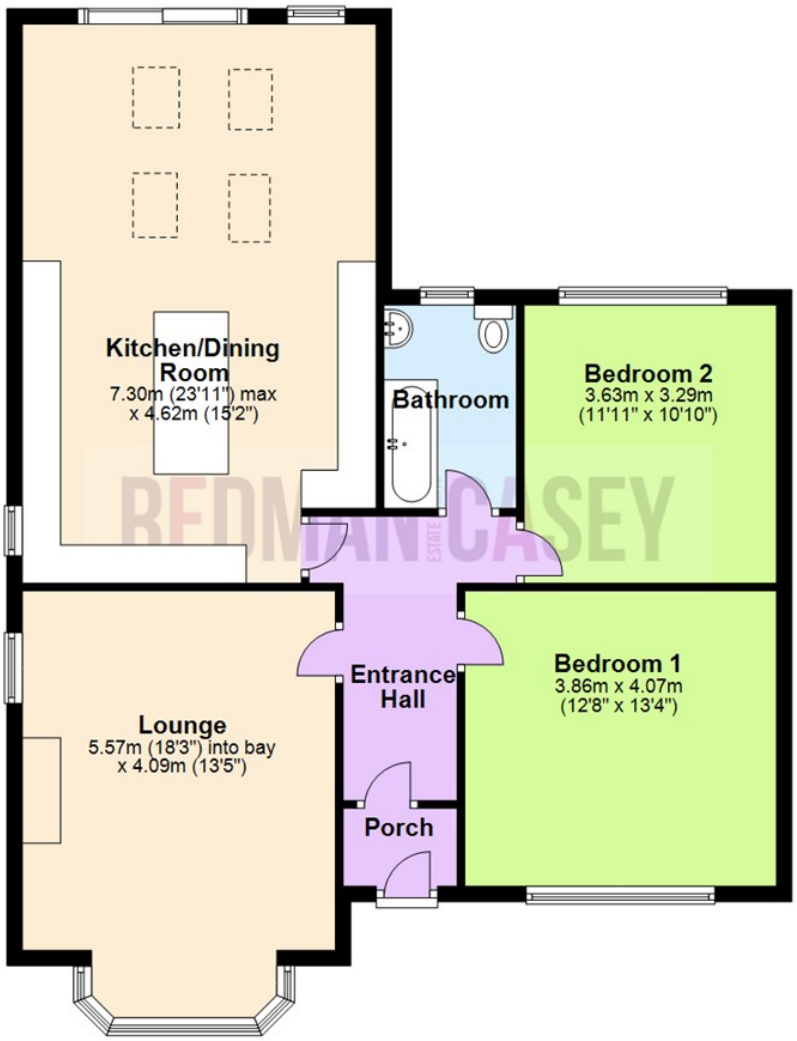
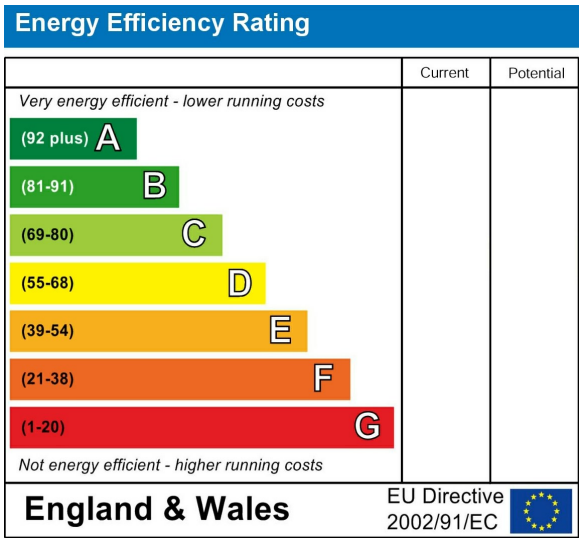
Ground Floor

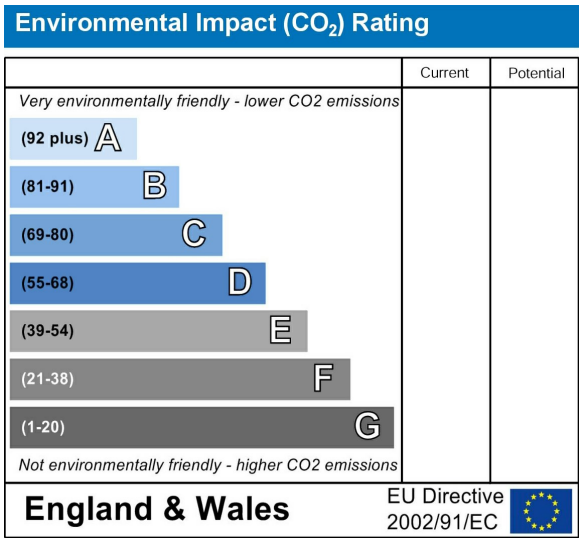
Approx. 97.1 sq. metres (1045.3 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 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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