REDMAN CASEY ESTATE AGENTS

171 Somerton Road, Breightmet, Bolton, Lancashire, BL2 6LW

Offers Over £195,000

Well presented and deceptively spacious semi detached property set on a generous plot with added facilities including a conservatory and garage room. The property is ideally located for access to local amenities including schools, shops and transport links. Extensive driveway parking and well proportioned accommodation with three generous bedrooms three piece bathroom, dining kitchen lounge, conservatory and garage room. Viewing is essential to appreciate all that is on offer.

- Well Presented Semi Detached
- Three Generous Bedrooms
- Viewing Is Essential
- Large Plot
- Conservatory and Garage Room Conversion
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on this highly popular residential estate, ideally located for access to local schools, shops and local amenities, this deceptively spacious semi detached property offers excellent accommodation which has been improved and expanded by the current owners to provide a great family home which comprises :- Open plan porch, lounge, dining kitchen fitted with a modern range of base and wall units with built in and integrated appliances, conservatory. Garage room. To the first floor there are three generous bedrooms and bathroom fitted with a modern three piece white suite. Outside there is an extensive concrete imprinted driveway offering off road parking for 5-6 cars To the rear there is a private rear garden with lawned area, gravelled patio and timber shed, Viewing is essential to appreciate all that is on offer.

Porch
UPVC frosted double glazed window to side, built-in meter cupboard, uPVC double glazed entrance door, open plan to:

Lounge 13'9" x 14'11" (4.18m x 4.55m)
UPVC double glazed bay window to front, two double radiators, laminate flooring, two wall lights, carpeted stairs to first floor landing, door to:

Kitchen/Diner 14'1" x 14'11" (4.29m x 4.55m)
Fitted with a matching range of cream base and eye level units with contrasting worktop space, 1+1/2 bowl sink with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer and slimline dishwasher, plumbing for washing machine, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, porcelain tiled flooring, uPVC double glazed french double door to conservatory, door to garage room:

Conservatory
Half brick construction with uPVC double glazed windows, double glazed roof, TV point and power and light connected, window to rear, three windows to side, ceramic tiled flooring, uPVC double glazed double doors to garden.

Garage Room
Garage room providing useful and flexible room, uPVC double glazed window to front, uPVC double glazed window to rear, double radiator.

Landing
UPVC double glazed window to side, built-in over-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

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Bedroom 1 12'9" x 8'7" (3.88m x 2.62m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, further fitted single wardrobe(s), fitted matching drawers, double radiator.

Bedroom 2 12'8" x 8'4" (3.87m x 2.54m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 7'10" x 6'5" (2.40m x 1.96m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled L-shaped bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height porcelain tiling to all walls, heated towel rail, uPVC frosted double glazed window to front, porcelain tiled flooring.

Outside
Front garden, extensive concrete and pattern driveway to the front and side with car parking space for six cars, enclosed by timber fencing to sides, outside tap.
Private rear garden, enclosed by brick wall and timber fencing to rear and sides, gravelled sun patio with lawned area and mature shrub borders, outside tap and timber garden shed.

Please Note
although the garage has been converted to a room it has not had building regulation sign off

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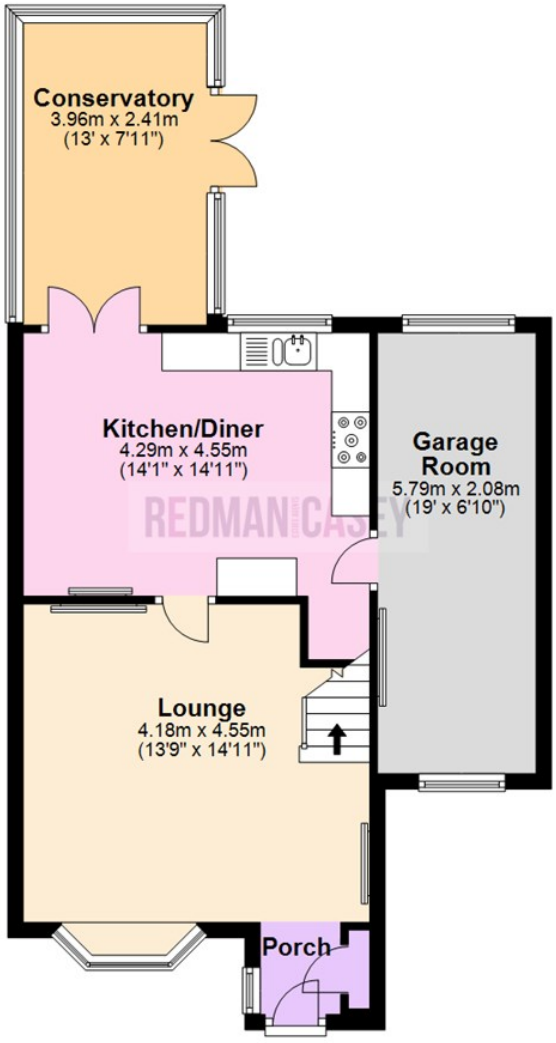
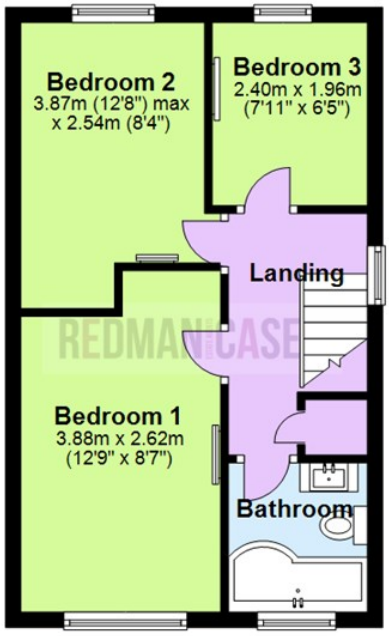
Ground Floor

Approx. 63.4 sq. metres (682.5 sq. feet)



First Floor

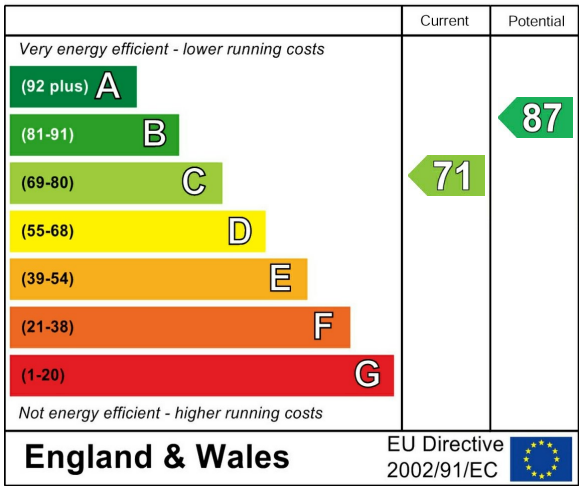
Approx. 33.3 sq. metres (358.3 sq. feet)



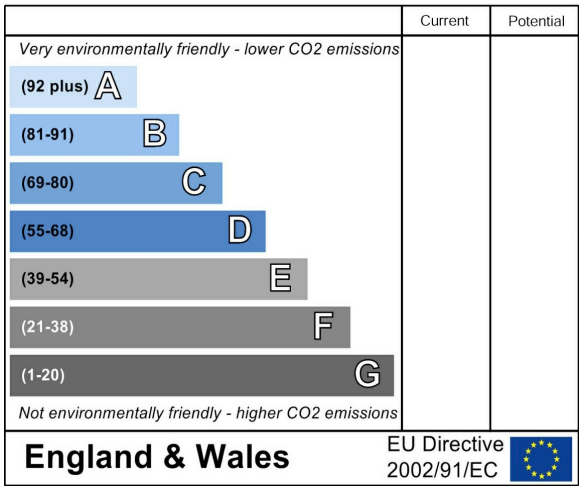
Total area: approx. 96.7 sq. metres (1040.8 sq. feet)

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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