REDMAN CASEY ESTATE AGENTS

29 Midford Drive, Sharples, Bolton, Lancashire, BL1 7LY

Offers Over £350,000

Superbly presented 4 bedroom detached property situated on this highly sought after residential estate. Ideally located for access to local amenities, countryside and transport links. The property has two generous receptions plus large dining kitchen and conservatory 4 bedrooms en suite to master and family bathroom double garage and large private gardens to all sides with extension potential to the side subject to planning permission. Sold with no chain and vacant possession. Viewing is highly recommended.

- 4 Bedroom Detached
- Conservatory
- Double Garage
- Viewing Essential
- Two Reception Rooms
- En Suite to Master
- No Chain
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Deceptively spacious four bedroom family detached property, ideally located for access to local amenities, transport links and countryside. The property comprises :- Entrance hall, cloakroom wc, dining room, lounge, conservatory, dining kitchen. To the first floor there are four bedrooms three with fitted wardrobes and master with en suite shower room, re modelled family bathroom. Outside the property benefits from a corner plot position and offers excellent parking with a double width driveway leading to a generous double garage with loft storage, well stocked gardens with lawn and slate chippings to the front and side. To the rear is a private enclosed garden with large lawned area block paved and gravelled patio areas, storage shed. UPVC. Double glazing to all windows except conservatory and boiler installed in 2020. Viewing is essential to appreciate all that is on offer. Sold with no chain and vacant possession.

Entrance Hall
Built-in under-stairs storage cupboard, radiator, stairs, double glazed entrance door, door to:

WC
UPVC frosted double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, radiator.

Dining Room 9'1" x 11'5" (2.77m x 3.49m)
UPVC double glazed bay window to front, radiator, coving to ceiling.

Lounge 14'5" x 10'9" (4.39m x 3.27m)
UPVC double glazed window to side, wall mounted living flame effect gas fire set in ornate surround, double radiator, coving to ceiling, patio door to:

Conservatory 11'5" x 10'9" (3.48m x 3.27m)
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, three windows to side, three windows to rear, ceramic tiled flooring, uPVC double glazed french doors to garden, door to:

Kitchen/Diner 17'10" x 9'2" (5.43m x 2.80m)
Fitted with a matching range of modern base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, freezer and dishwasher, built-in electric fan assisted oven, four ring gas hob with extractor hood, built-in combination microwave / oven, integrated pull out pantry shelving unit. Integrated washing machine, twin corner carousels. uPVC double glazed window to rear, double radiator, karndean flooring, uPVC double glazed side door to garden, door to:

Landing
UPVC double glazed window to side, built-in double storage cupboard, access to boarded loft via pull down ladder, door to:

Bedroom 1 11'5" x 9'10" (3.47m x 2.99m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, fitted matching bedside cabinets and drawers, radiator, coving to ceiling with recessed spotlight, door to:

En-suite
Fitted with three piece white suite comprising inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap, tiled double shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, shaver point, uPVC frosted double glazed window to side, heated towel rail.

Bedroom 2 11'4" x 9'10" (3.45m x 2.99m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted single wardrobes with shelving and overhead storage, fitted matching bedside cabinets, radiator, coving to ceiling.

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Bedroom 3 8'2" x 10'1" (2.49m x 3.07m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes two built-in double with part mirrored door, hanging rails and shelving, fitted matching dressing table and drawers, radiator, laminate flooring, coving to ceiling.

Bedroom 4 5'11" x 10'1" (1.80m x 3.07m)
UPVC double glazed window to front, radiator, laminate flooring, coving to ceiling.

Bathroom
Recently refitted 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 three walls, heated towel rail, uPVC frosted double glazed window to side.

Outside
Front and side garden, enclosed by brick wall and fencing to front and sides with lawned area, mature flower and shrub borders and slate chipping area, double width tarmac driveway to the front leading to garage, stepping stone path leading to front entrance door.
Side and rear garden, enclosed by timber fencing and mature hedge to rear and sides, large block paved sun patio, timber decking and gravelled areas, outside cold water tap, security and courtesy lighting with lawned area and mature flower and shrub borders. Side gated access and shed.

Double Garage
Attached double garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, worktop space with base cupboards under and wall cupboards over, space for tumble dryer, access to loft storage via pull down ladder. remote-controlled electric up and over door, uPVC double glazed door to garden.

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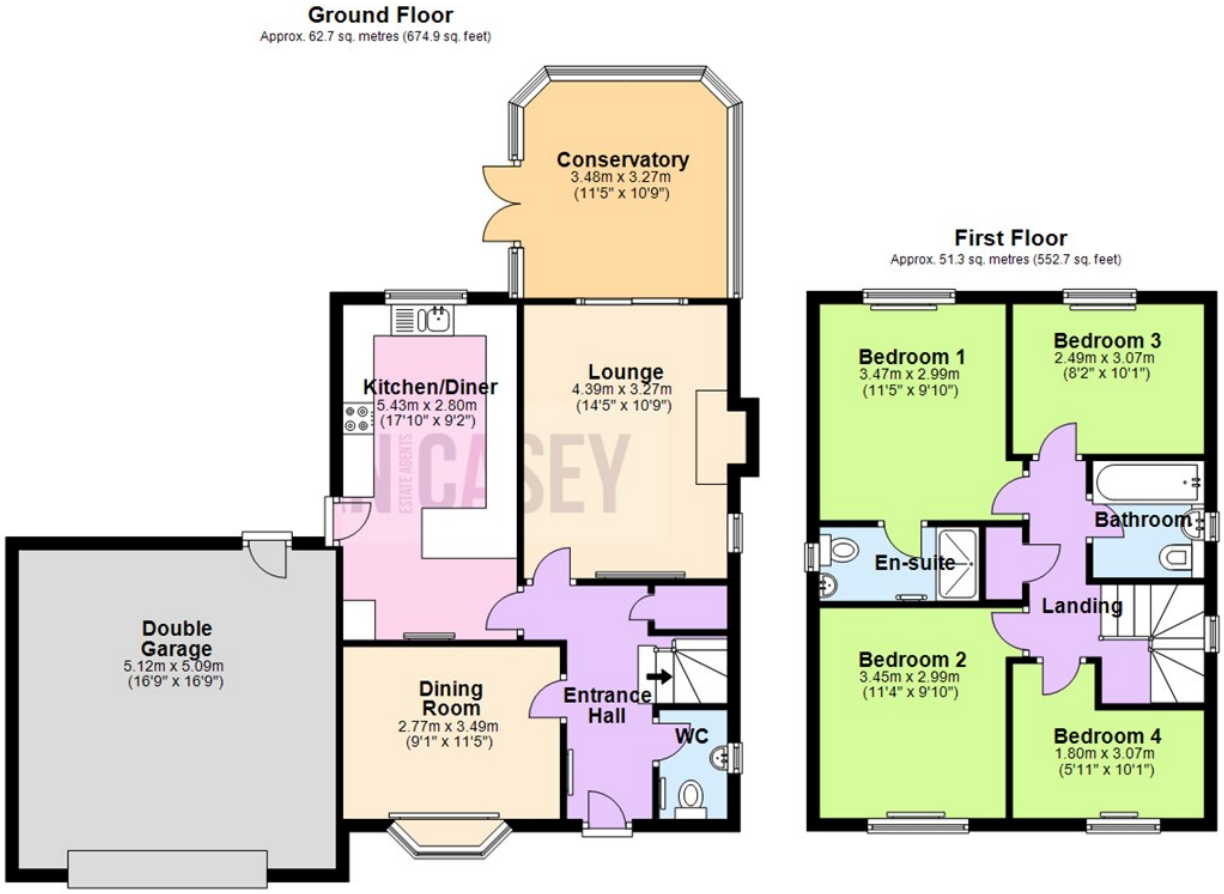
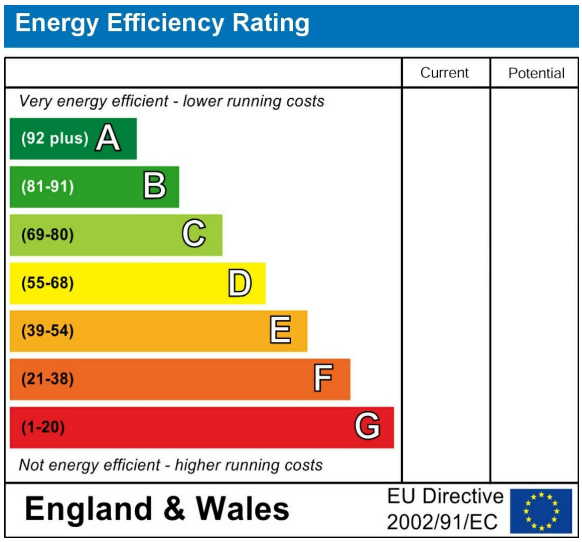
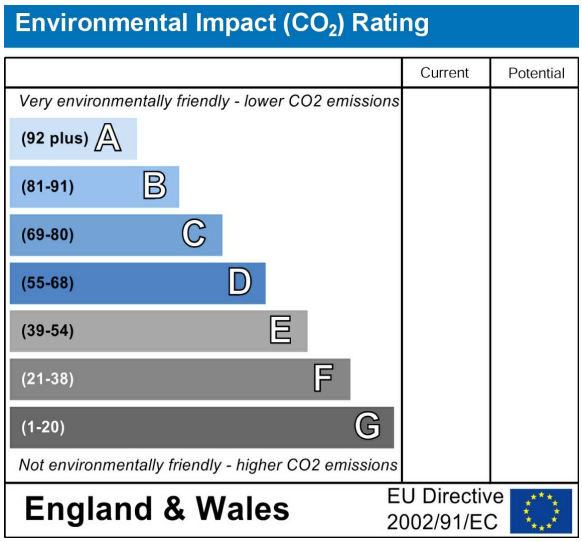


Total area: approx. 114.0 sq. metres (1227.6 sq. feet)

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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