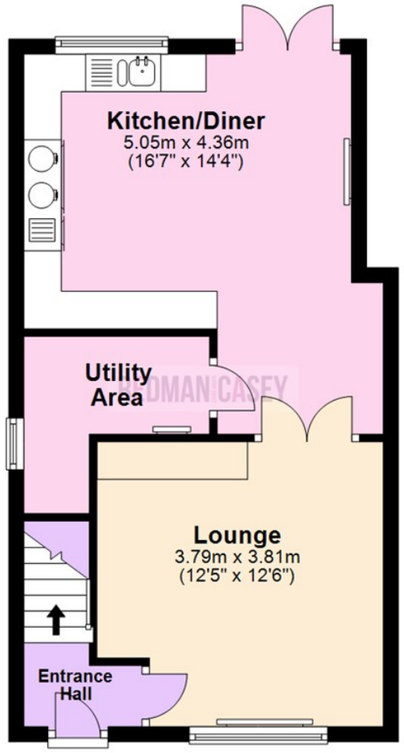
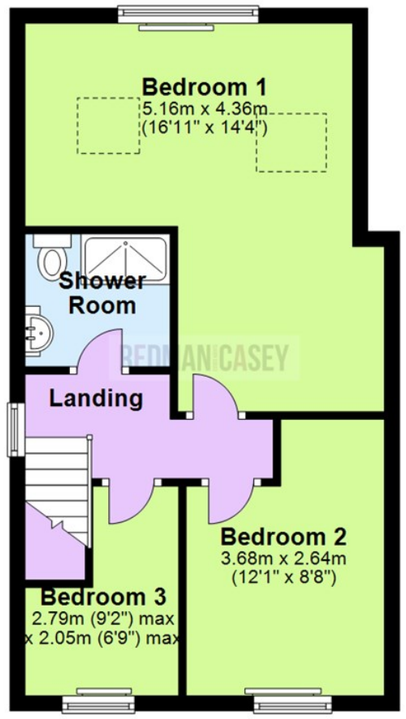
Ground Floor
Approx. 41.5 sq. metres (446.5 sq. feet)

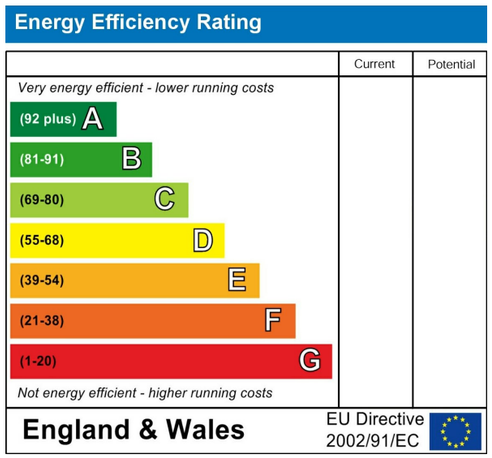


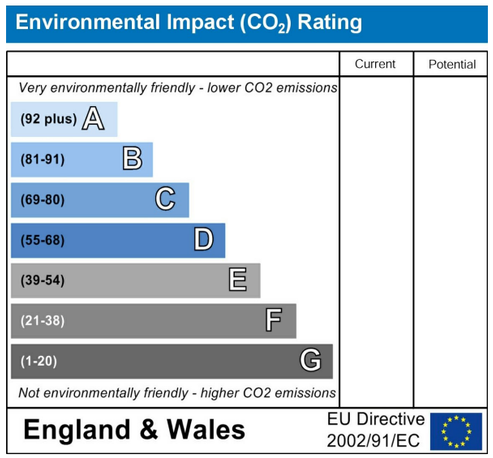
First Floor
Approx. 41.5 sq. metres (446.8 sq. feet)



Total area: approx. 83.0 sq. metres (893.3 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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

36 Lower House Walk, Bromley Cross, Bolton, BL7 9JT

This extended end town house has been decorated and maintained to a high standard throughout and offers fantastic accommodation with spacious lounge, extended dining kitchen and utility ares three bedrooms and shower room. The property is ideally located within walking distance to sought after primary and secondary schools, and access to shops, rail networks. Rear easily maintained garden with artificial grass and timber decking area. to the front there is a garden area and block paved driveway parking. Must be viewed to appreciate!

Offers In The Region Of £220,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Situated in this highly popular location in the centre of Bromley Cross, we are pleased to offer for sale this extended end town house, the property is in excellent decorative order throughout and offers superb accommodation which comprises : entrance hall, lounge, extended dining kitchen fitted with a range of Oak fronted units with built in appliances, useful utility area. To the first floor there are three bedrooms the master having a dressing area and vaulted ceiling, modern fitted shower room with double shower enclosure and wet wall panelling system. Outside there is a block paved driveway and slate chipping area to the front and to the rear there is easily maintained garden with timber decking and artificial grassed area. The property is within walking distance to local primary schools and Turton high along with local shops and rail links at Bromley Cross railway station. Sold with no chain and vacant possession viewing is highly recommended.

Entrance Hall
Laminate flooring, carpeted stairs to first floor landing, uPVC double glazed entrance door with matching side panels, door to:

Lounge
12'5" x 12'6" (3.79m x 3.81m)
UPVC double glazed window to front, fireplace, radiator, laminate flooring, decorative coving to ceiling, double door to:

Kitchen/Diner
16'7" x 14'4" (5.05m x 4.36m)
Fitted with a matching range of oak fronted base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, plumbing for dishwasher, built-in range with extractor hood over, uPVC double glazed window to rear, radiator, ceramic tiled flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden, door to:

Utility Area
4'3" x 8'1" (1.30m x 2.47m)
Plumbing for washing machine, space for fridge/freezer, uPVC frosted double glazed window to side, radiator, wall mounted gas combination boiler serving heating system and domestic hot water.

Landing
UPVC frosted double glazed window to side, access to boarded loft space with pull down ladder, door to:

Bedroom 1
16'11" x 14'4" (5.16m x 4.36m)
UPVC frosted double glazed window to rear, twodouble glazed velux skylight to side, radiator, vaulted ceiling with recessed spotlights.

Bedroom 2
12'1" x 8'8" (3.68m x 2.64m)
UPVC double glazed window to front, radiator.

Bedroom 3
9'2" x 6'9" (2.79m x 2.05m)
UPVC double glazed window to front, radiator.

Shower Room
Fitted with three piece white suite comprising double shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height uPVC wet wall panelling to all walls, heated towel rail, extractor fan, panelled ceiling with spot lights, vinyl flooring.

Outside
Front garden, block paved driveway to the front with car parking space for car with slate chipping area and mature flower and shrub borders with raised, enclosed by dwarf brick wall to front.
Rear garden, enclosed by timber fencing to rear and sides, paved patio timber, decking and area with artificial lawned area and storage shed.

36 Lower House Walk, Bromley Cross, Bolton, BL7 9JT

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