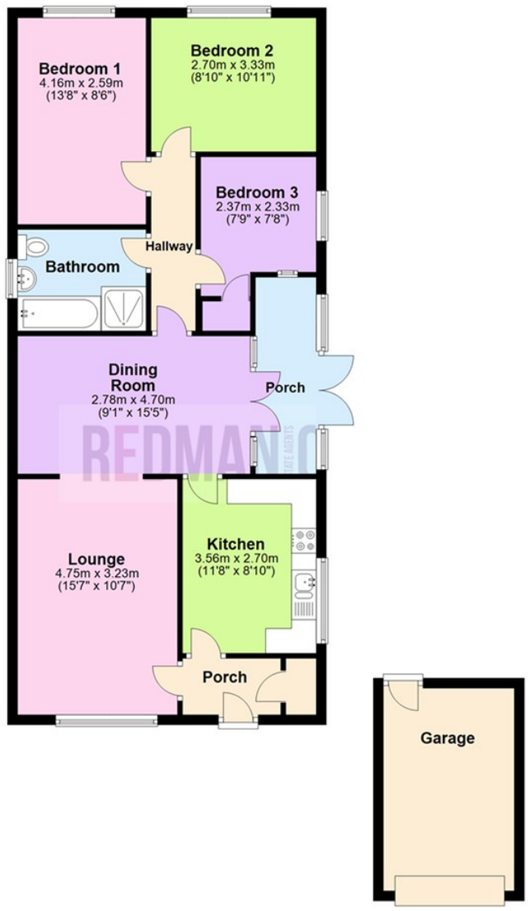
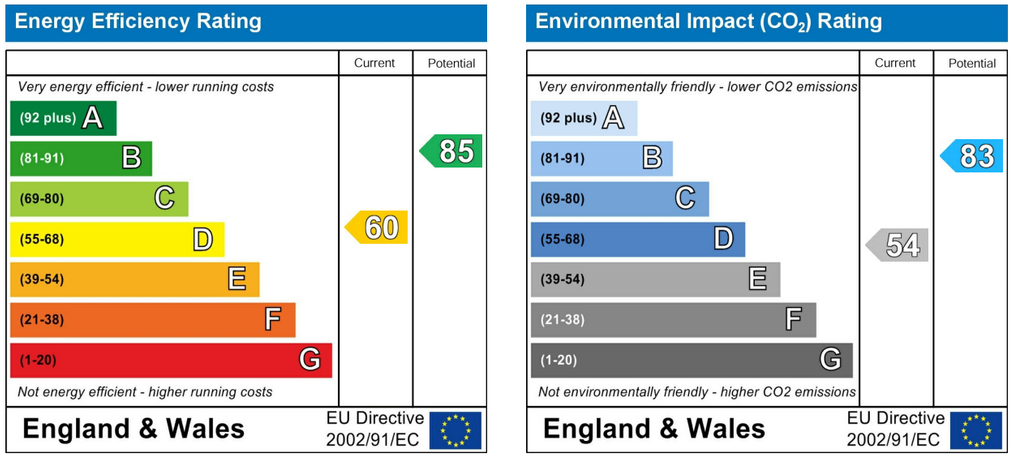


Total area: approx. 95.9 sq. metres (1032.6 sq. feet)

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 gaurantee 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

6 Lymbridge Drive, Blackrod, Bolton, Lancashire, BL6 5TJ

Well presented detached true bungalow offering excellent accommodation with 2 reception rooms 3 bedrooms, modern fitted kitchen and modern four piece bathroom with white suite. Gardens to three sides detached garage and sold with no chain and vacant possession.

Offers In The Region Of £230,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Superb 3 bedroom detached true bungalow situated on a small cul-de-sac located on this highly popular residential area. The property benefits from gas central heating and double glazing throughout and offers excellent accommodation which comprises := Entrance porch with useful storage cupboard, spacious lounge with arch leading to a stunning dining room with vaulted ceiling. fitted kitchen with built in appliances, three good sized bedrooms, the main with fitted wardrobes and a modern four piece white bathroom with separate shower cubicle. Outside there are open plan gardens to the front with driveway leading to a detached garage with power and light connected and remote up and over door. To the side and rear is an enclosed garden with large paved patio areas lawn and mature shrub and tree borders. The property is sold with no onward chain and vacant possession Viewing is highly recommended to appreciate the size position and condition on offer.

Porch
Built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water and gas and electricity meters, uPVC double glazed entrance door with matching side panel, door to:

Lounge
15'7" x 10'7" (4.75m x 3.23m)
UPVC double glazed window to front, radiator, three wall lights, coving to ceiling, archway dining room, door to:

Kitchen
11'8" x 8'10" (3.56m x 2.70m)
Fitted with a matching range of dark beech effect base and eye level units with drawers, cornice trims and contrasting worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, radiator, vinyl tiled flooring, door to:

Dining Room
9'1" x 15'5" (2.78m x 4.70m)
Two windows to side, two double radiators, three wall lights, vaulted ceiling with exposed beams, double door to:

Porch
Two windows to side, uPVC double glazed window to rear, quarry tiled flooring, double door, door to:

Hallway
Door to:

Bedroom 1
13'8" x 8'6" (4.16m x 2.59m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double with hanging rails and shelving, radiator.

Bedroom 2
8'10" x 10'11" (2.70m x 3.33m)
UPVC double glazed window to rear, radiator.

Bedroom 3
7'9" x 7'8" (2.37m x 2.33m)
UPVC double glazed window to side, built-in storage cupboard with shelving, radiator, door to:

Bathroom
Fitted with four piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin with mixer tap, shower enclosure and low-level WC, full height upvc wall panelling to all walls, heated towel rail. uPVC frosted double glazed window to side, ceramic tiled flooring.

Garage
Detached brick built single garage with rear access door, power and light connected, remote-controlled electric up and over door, door.

Outside
Open plan front garden, block paved driveway to the front leading to garage with lawned area and mature gravelled flower and shrub borders, brick paved pathway leading to front entrance door.
Private side and rear garden, large paved sun patio to side, enclosed by timber fencing and mature hedge to rear and sides with lawned area and mature flower and shrub borders, two timber garden sheds, additional paved patio to rear, gated access.

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