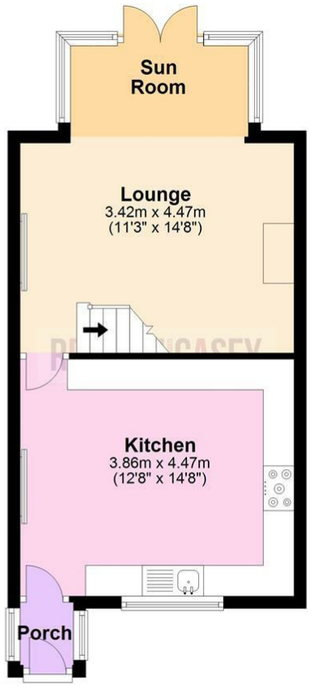
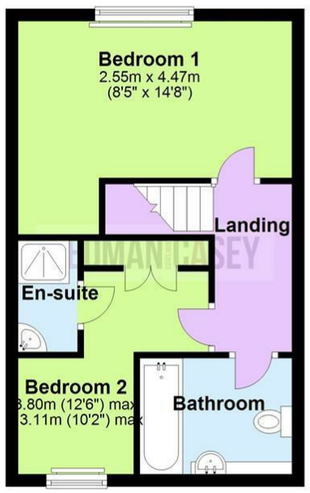
REDMAN CASEY ESTATE AGENTS

Ground Floor
Approx. 38.5 sq. metres (414.7 sq. feet)

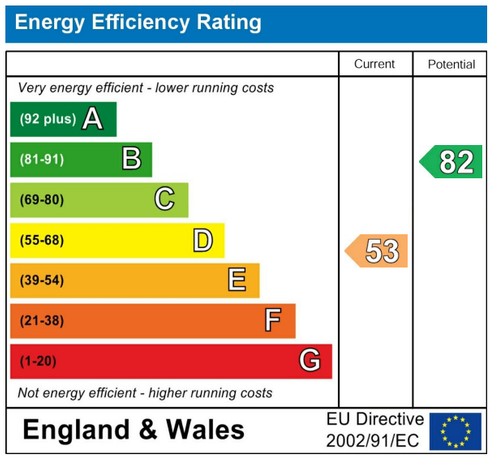


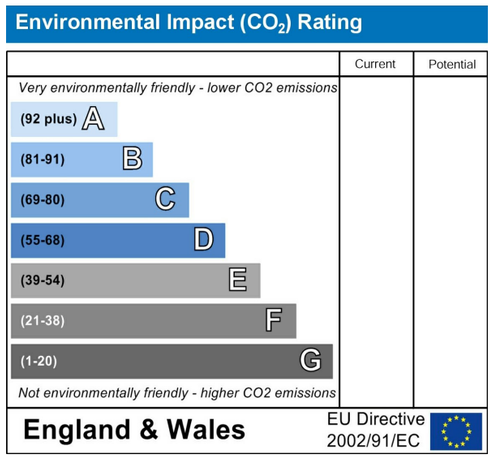
First Floor
Approx. 33.0 sq. metres (354.7 sq. feet)



Total area: approx. 71.5 sq. metres (769.4 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.





91 Waverley Road, Astley Bridge, Bolton, Lancashire, BL1 6NW

Delightful cottage situated in this quiet location offering spacious accommodation and superb open views to the rear of the lodge. The property offers spacious receptions and kitchen two bedrooms one with en-suite shower room and family bathroom, decking and garden to rear Sold with no cahin and vacant possession.

Offers In The Region Of £145,000

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

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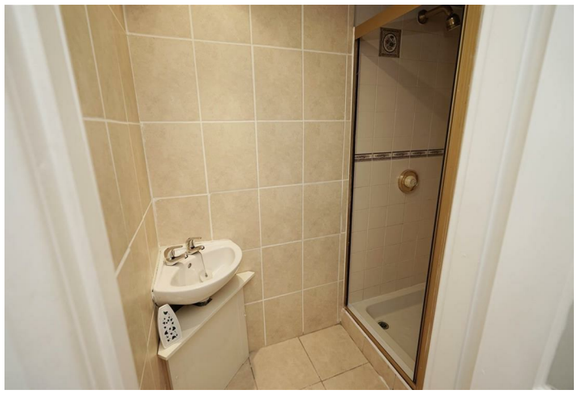

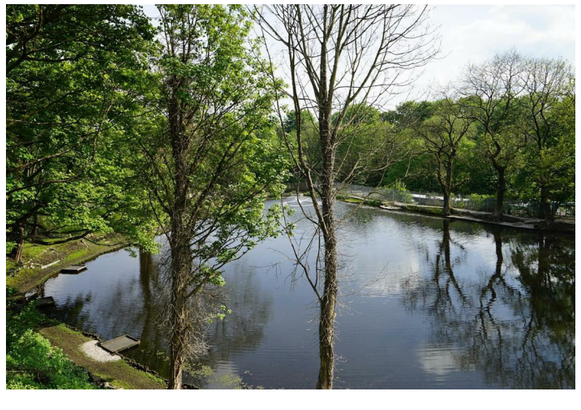

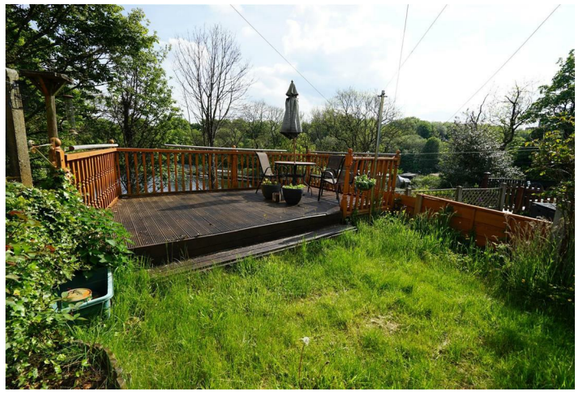

Ideally located for access to local amenities, shops, schools and transport links, this charming cottage offers excellent accommodation and fantastic views. The property comprises :- Porch, large well equipped dining kitchen, spacious lounge open plan to son lounge area overlooking the rear garden. To the first floor there are two bedrooms one with en suite shower area and a family bathroom fitted with a three piece suite. Outside there is a small front garden area with paved hard standing to the rear there is a garden with lawned area timber decking overlooking the lodge to the rear. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

Porch
uPVC double glazed entrance door, uPVC frosted double glazed leaded windows to either side, slate tiled flooring, door to:

Kitchen
12'8" x 14'8" (3.86m x 4.47m)
Fitted with a matching range of grey base and eye level units with drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, plumbing for washing machine and dishwasher, space for range with extractor hood over, uPVC double glazed leaded window to front, double radiator, slate tiled flooring, ceiling with recessed spotlights, door to:

Lounge
11'3" x 14'8" (3.42m x 4.47m)
Coal effect gas fire set in ornate timber surround and black granite hearth, cast- iron inset, double radiator, laminate flooring, stairs to first floor landing, open plan to:

Sun Room
Sealed unit double glazed windows to sides and to rear, laminate flooring, french doors to garden.

Landing
Built-in storage cupboard with shelving and access to loft, door to:

Bedroom 1
8'4" x 14'8" (2.55m x 4.47m)
UPVC double glazed leaded window to rear with views over the fishing lodge to the rear, radiator.

Bedroom 2
12'6" x 10'2" (3.80m x 3.11m)
UPVC double glazed leaded window to front, built-in triple wardrobes, radiator, door to:

En-suite
Fitted with two piece suite comprising corner wall mounted wash hand basin and tiled shower enclosure with above, full height ceramic tiling to all walls, extractor fan, ceramic tiled flooring.

Bathroom
Fitted with three piece white suite comprising panelled bath with shower over and mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water.

Outside
Front garden, enclosed by stone wall to front and sides with paved sun patio, front gated access.
Rear garden, enclosed by timber fencing to rear and sides, timber decking and lawned area over looking the fishing lodge to the rear.