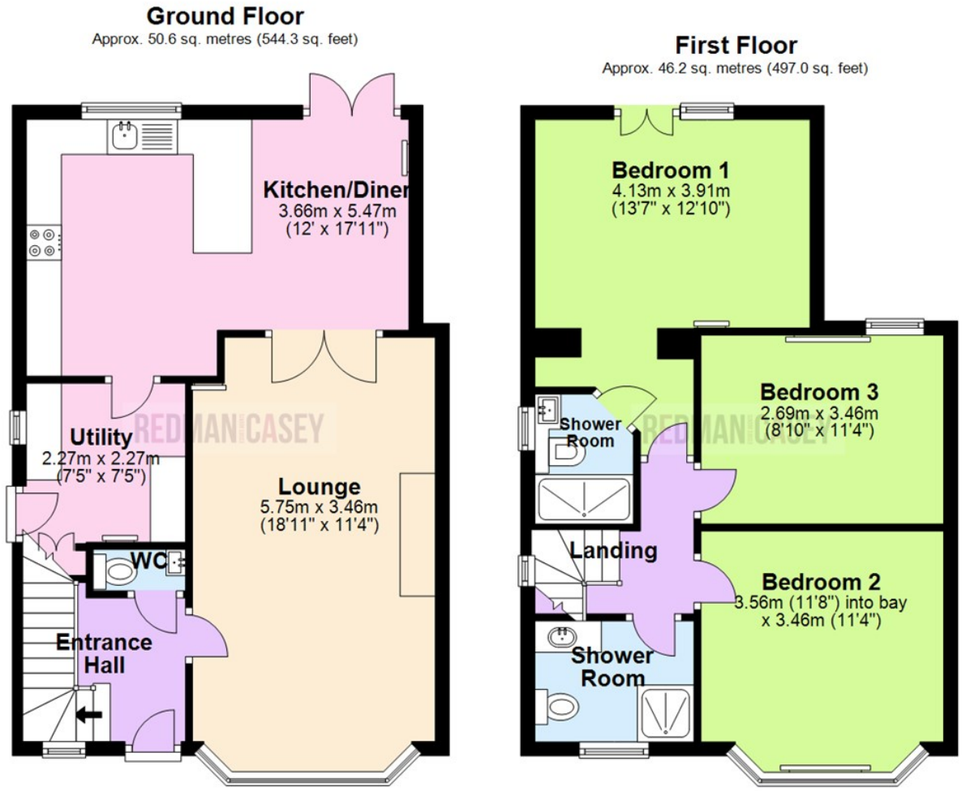
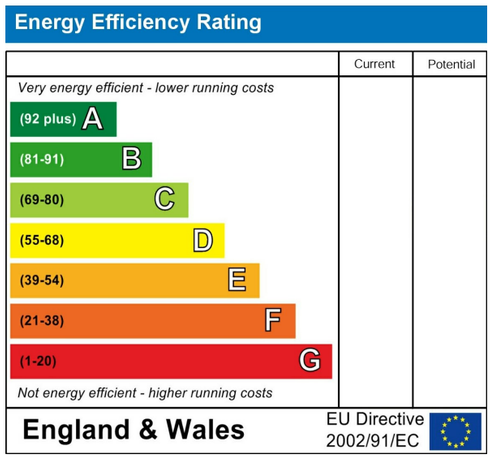
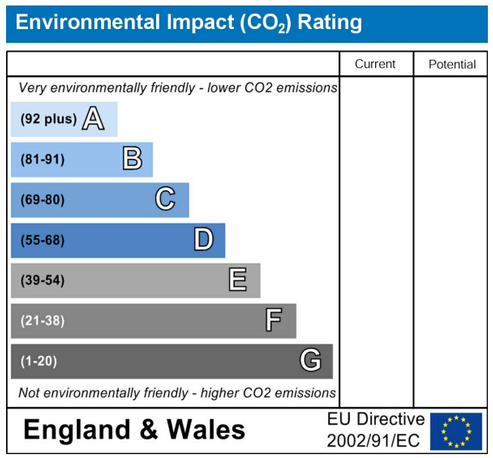


Total area: approx. 96.7 sq. metres (1041.4 sq. feet)

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.





REDMAN CASEY ESTATE AGENTS

9 St. Ethelberts Avenue, Deane, Bolton, Lancashire, BL3 5RH

Superbly presented and deceptively spacious extended semi detached property offering excellent family accommodation throughout. The property is set towards the head of a small cul de sac and offers off road parking for 2 cars large lounge, double doors leading to a spacious living dining kitchen, utility and downstairs wc. three generous double bedrooms two with built in wardrobes and one with en suite shower room plus family shower room. Outside there are large gardens to the rear with paved patio, flower and shrub borders vegetable gardens shed and greenhouse. Viewing is essential to appreciate all that is on offer.

Offers Over £255,000

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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Situated in a cul de sac of Deane Road this extended semi detcahed offers excellent accommodation for a growing family. Ideally located for access to local amenities, shops, schools parks and other facilities such a transport links and mosques. The property is a credit to its current owner who have improved and extended the house to provide modern bright and airy accommodation. The layout comprises : Entrance hall, cloakroom wc. spacious lounge with bay to front, large dining family kitchen fitted with a modern range of gloss units with built in and integrated appliances, utility room. To the first floor there is a family shower rom fitted with a 3 piece suite. 3 generous bedrooms two with fitted wardrobes and the master having a three piece en suite shower room and Juliet balcony overlooking the rear gardens. Outside there are gardens to the front with block paved driveway offering parking for 2 cars, to the rear is a large sun patio , with steps leading down to a further garden with vegetable plots metal storage shed and greenhouse. The property benefits from gas central heating via a combi boiler, uPVC double glazing throughout alarm and CCTV system. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Circular uPVC frosted double glazed window to front, radiator, laminate flooring, carpeted stairs to first floor landing, door to:

WC
Fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, ceramic tiled flooring.

Lounge
18'10" x 11'4" (5.75m x 3.46m)
UPVC double glazed bay window to front, living flame effect gas fire set in chimney breast, timber mantle over, radiator, laminate flooring, picture rail, two wall lights, coving to ceiling, double door to:

Kitchen/Diner
12'0" x 17'11" (3.66m x 5.47m)
Fitted with a matching range of cream base and eye level units with contrasting worktop space, composite sink unit with stainless steel mixer tap, integrated fridge and dishwasher, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, Feature vertical radiator, laminate flooring, coving to ceiling with recessed low-voltage spotlights, uPVC double glazed french doors to garden, door to:

Utility
7'5" x 7'5" (2.27m x 2.27m)
Base and eye level units with worktop space, plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC frosted double glazed window to side, built-in under-stairs storage cupboard with wall mounted gas combination boiler serving heating system and domestic hot water, radiator, ceramic tiled flooring, uPVC double glazed door to side, double door.

Landing
UPVC frosted double glazed leaded window to side with stained glass, door to:

Bedroom 1
13'7" x 12'10" (4.13m x 3.91m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, further two fitted single wardrobes, fitted matching bedside cabinets and drawers, Feature vertical radiator, uPVC double glazed french doors juliet balcony, door to:

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure with electric shower over, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 2
11'8" x 11'4" (3.56m x 3.46m)
UPVC double glazed bay window to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with part mirrored sliding door, hanging rails and shelving, radiator.

Bedroom 3
8'10" x 11'4" (2.69m x 3.46m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Shower Room
Fitted with three piece modern white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and heated towel rail, wall mounted mirror, cabinets, uPVC frosted double glazed window to front, vinyl flooring.

Outside
Front garden, dwarf brick wall to side, block paved driveway to the front with car parking space for two cars, flower and shrub borders.
Rear garden, large paved sun patio, enclosed by timber fencing to rear and sides, aluminium greenhouse, metal garden shed raised vegetable beds, well stocked flower flower and shrub borders.

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