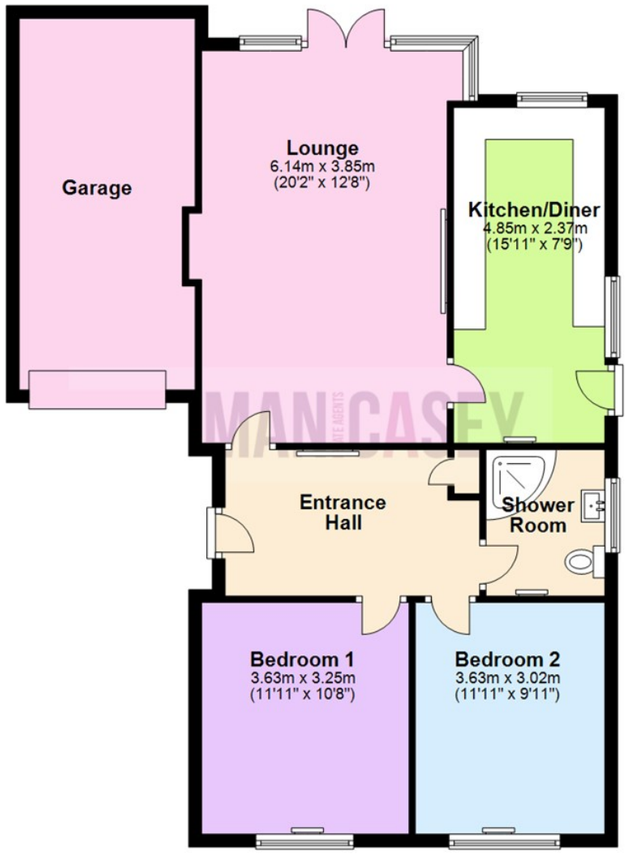
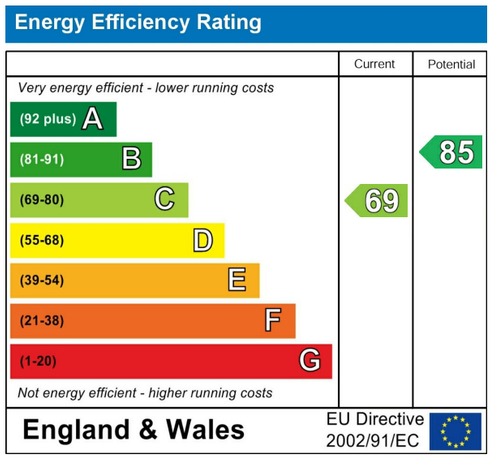
Ground Floor

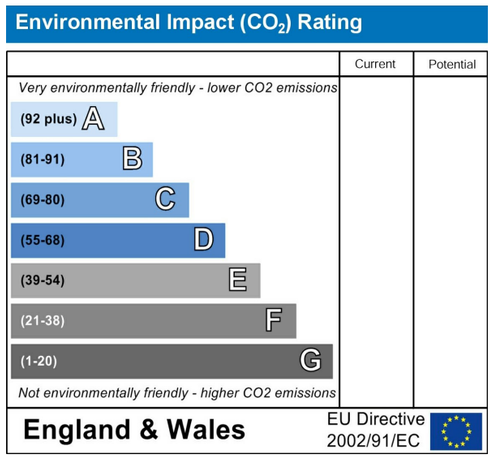
Approx. 73.8 sq. metres (794.9 sq. feet)



Total area: approx. 73.8 sq. metres (794.9 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
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www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

31 Buckingham Avenue, Horwich, Bolton, BL6 6NS

Superbly presented and extended detached 2 double bedroom true bungalow offering fantastic accommodation that has been improved and reconfigured by the current owner to the highest of standards. The updates and improvements include full internal re-configuration and extension to the rear, re-wiring, re-plumbing, central heating system, replacement roof and windows, re-plastered throughout, kitchen and bathroom replaced, new driveway and garage door. The property is in superb condition throughout and only with internal viewing can this be appreciated.

Offers In The Region Of £300,000

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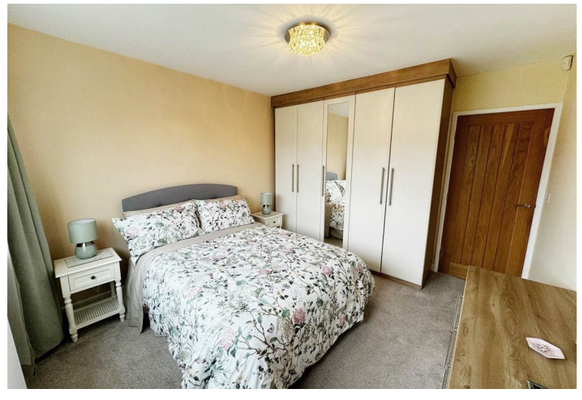

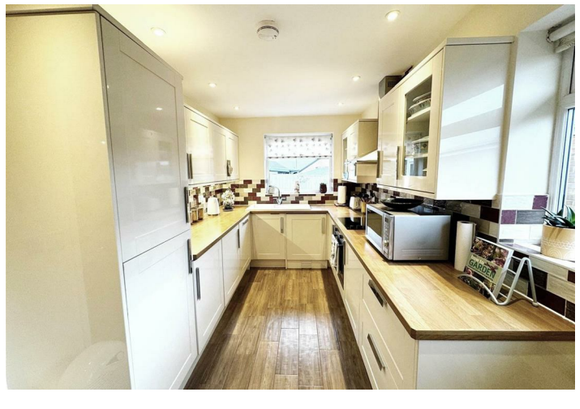
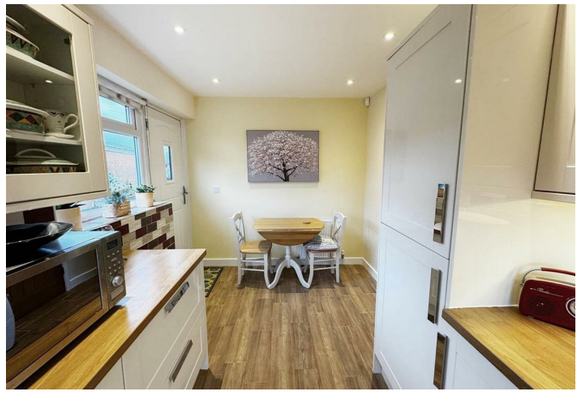
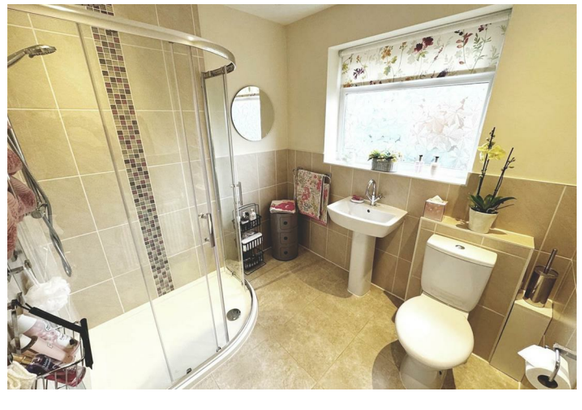

Located on this highly popular estate this two double bedroom detached true bungalow offers superb accommodation that has been extended, re configured and totally renovated throughout, the property is a credit to the current owner for the condition that the property is in. The bungalow comprises : Spacious entrance hall, extended lounge, fitted dining kitchen, with a range of cream base and wall units with built in and integrated appliances, 2 double bedroom both with fitted wardrobes and shower room fitted with a modern white three piece suite. Outside there is a open plan garden to the front with newly laid tarmac driveway offering parking for 2/3 cars and a single attached garage. to the rear is a private garden with paved patio and lawned garden with flower and shrub borders. The property is situated towards the head of the cul de sac and is within 1 mile of Middlebrook retail park and rail station and 1 1/2 miles to the M61. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Built-in storage cupboard with shelving, radiator, laminate flooring, access to loft, double glazed entrance door with matching side panels, door to:

Lounge
20'2" x 12'8" (6.14m x 3.85m)
Two windows to rear, window to side, living flame effect electric fire set in timber surround and marble effect inset and hearth, radiator, double door, door to:

Kitchen/Diner
15'11" x 7'9" (4.85m x 2.37m)
Fitted with a matching range of cream base and eye level units with drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl ceramic sink unit with single drainer and swan neck mixer tap, integrated fridge/freezer, dishwasher, washing machine and tumble dryer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, ceramic tiled flooring, ceiling with recessed spotlights, double glazed side door to garden, door to:

Bedroom 1
11'11" x 10'8" (3.63m x 3.25m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator.

Bedroom 2
11'11" x 9'11" (3.63m x 3.02m)
UPVC double glazed window to front, bedroom suite with a range of wardrobes two fitted double wardrobes with hanging rails and shelving, radiator.

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure, pedestal wash hand basin with swan neck mixer tap, low-level WC and ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring, ceiling with recessed spotlights.

Garage
Attached brick built single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, Up and over door.

Outside
Open plan front garden, tarmac driveway to the front and side leading to garage and with car parking space for two three cars with lawned area and mature flower and shrub borders.
Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders with floral bed.