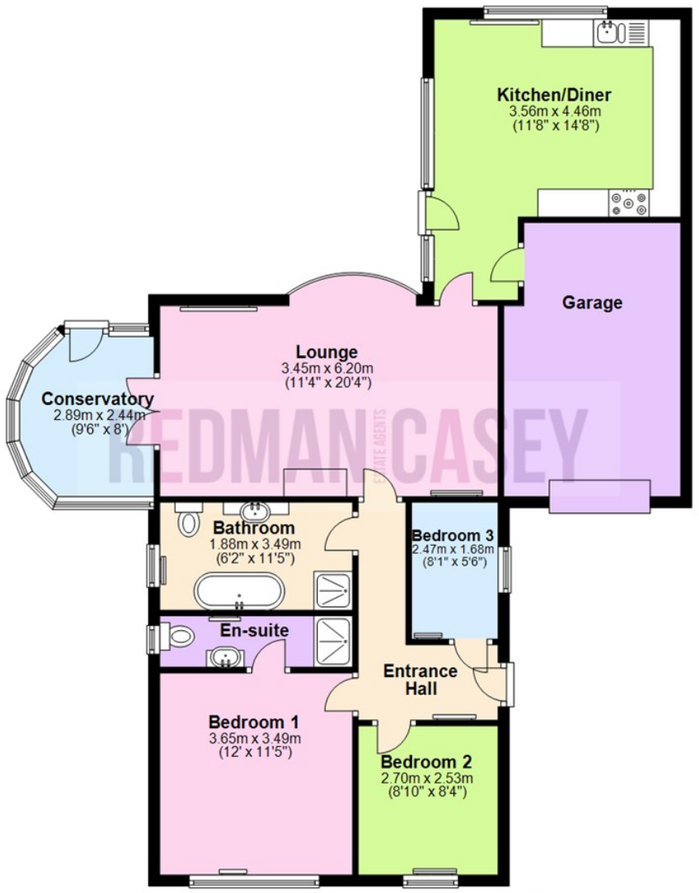
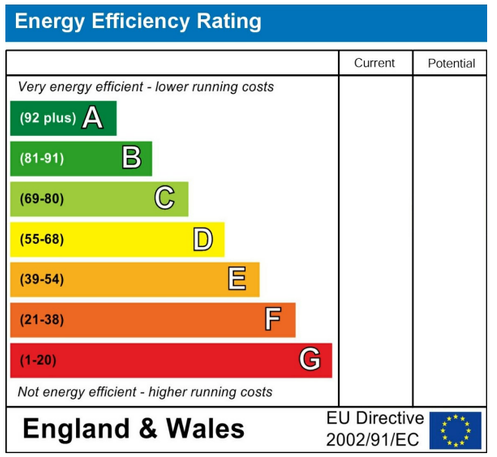
Ground Floor

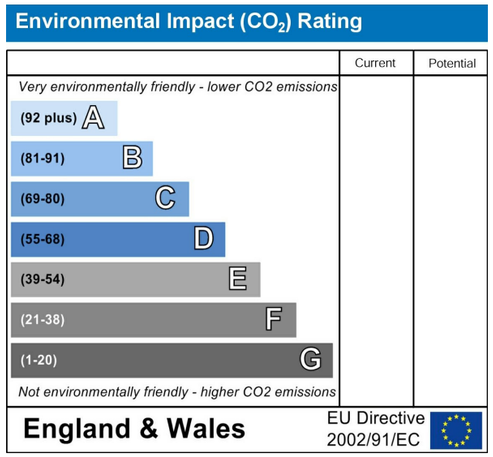
Approx. 88.5 sq. metres (953.0 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 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

37 Buckingham Avenue, Horwich, Bolton, BL6 6NS

Detached true bungalow offering excellent accommodation with 3 bedrooms two bathrooms, lounge conservatory and fitted dining kitchen, spacious gardens and superb access to local countryside. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £375,000

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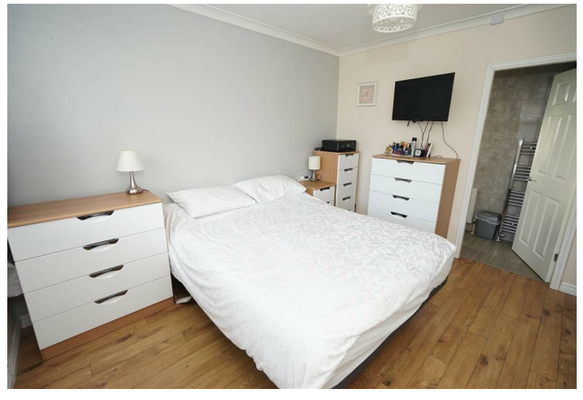
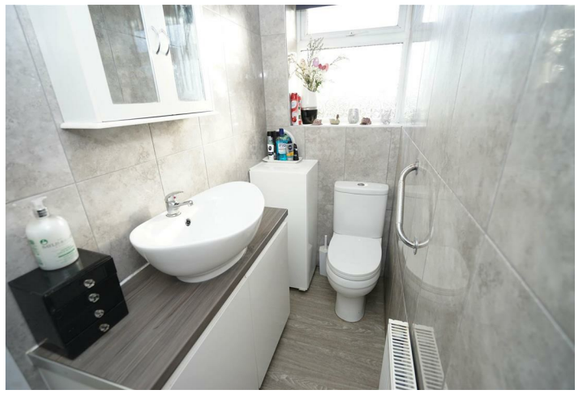

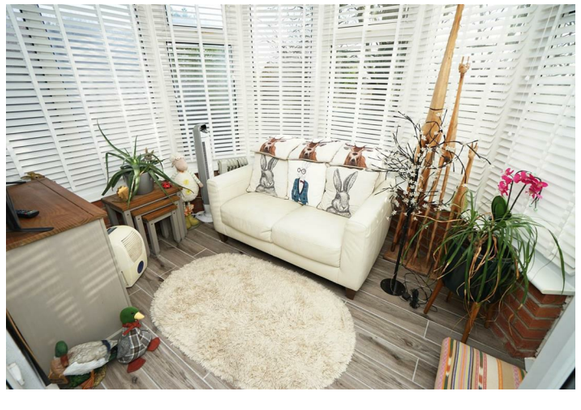
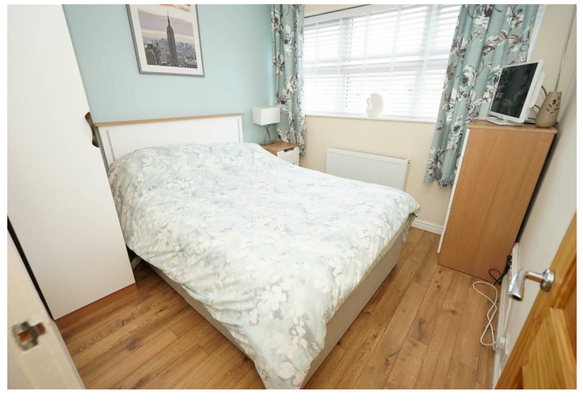
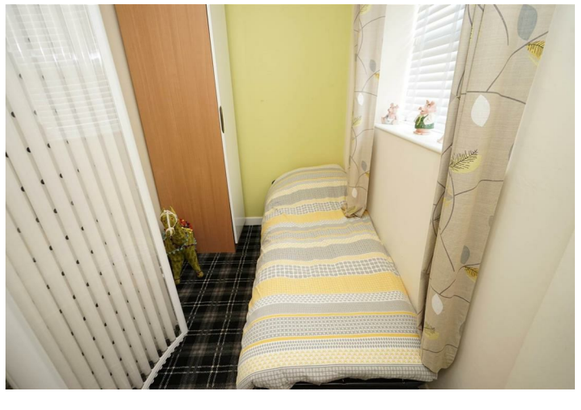

Located at the head of the cul de sac this detached true bungalow offers excellent accommodation which comprises: Entrance hall, master bedroom with en suite shower room 2 further bedrooms family bathroom fitted with a four piece suite, lounge, conservatory and fitted dining kitchen, outside there are open plan gravelled gardens to the front along with driveway offering parking for 4 cars leading to the integral single garage. To the rear is a private garden with large paved patio, artificial lawned area with flower and shrub borders. Viewing is essential to appreciate the size and condition on offer with this superb property.

Entrance Hall
Radiator, laminate flooring, double glazed entrance door, door to:

Bedroom 1
12'0" x 11'5" (3.65m x 3.49m)
UPVC double glazed window to front, radiator, coving to ceiling, door to:

Bedroom 2
8'10" x 8'4" (2.70m x 2.53m)
UPVC double glazed window to front, double radiator, laminate flooring, coving to ceiling.

En-suite
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure with electric shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, radiator, laminate flooring, Pvc panelled ceiling with recessed spotlights.

Bedroom 3
8'1" x 5'6" (2.47m x 1.68m)
UPVC double glazed window to side, double radiator, coving to ceiling.

Bathroom
Fitted with four piece white suite comprising roll top bath with ornamental feet, hand shower attachment over and matching telephone style mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, double radiator, laminate flooring, Pvc panelled ceiling with recessed spotlights.

Lounge
11'4" x 20'4" (3.45m x 6.20m)
UPVC double glazed bow window to rear, living flame effect gas fire with feature surround, double radiator, radiator, laminate flooring, coving to ceiling, double door to Conservatory, door to:

Kitchen/Diner
11'8" x 14'8" (3.56m x 4.46m)
Fitted with a matching range of modern white gloss base and eye level units with drawers, cornice trims and contrasting round edged worktops with matching upstands, 1+1/2 bowl china sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, integrated

fridge and dishwasher, built-in eye level twin electric fan assisted ovens, five ring gas hob with extractor hood over, uPVC double glazed window to rear, two uPVC double glazed windows to side, radiator, vinyl flooring, Pvc panelled vaulted ceiling with recessed spotlights, double glazed door to garden.

Conservatory
9'6" x 8'0" (2.89m x 2.44m)
Half brick construction with uPVC double glazed windows and power and light connected, four windows to side, two windows to rear, window to front, ceramic tiled flooring, uPVC double glazed door to garden.

Garage
Integral single garage with power and light connected, plumbing for washing machine, sink unit, worktop space with a range of cupboards ands space for freezer and tumble dryer, Up and over door to front.

Outside
Open plan front garden, paved driveway to the front and side leading to garage with gravelled area offering parking for 4-5 cars.
Private rear garden, large paved sun patio, enclosed by timber fencing to rear and sides with artificial lawned area and mature flower and shrub borders, two timber garden sheds, paved pathway.