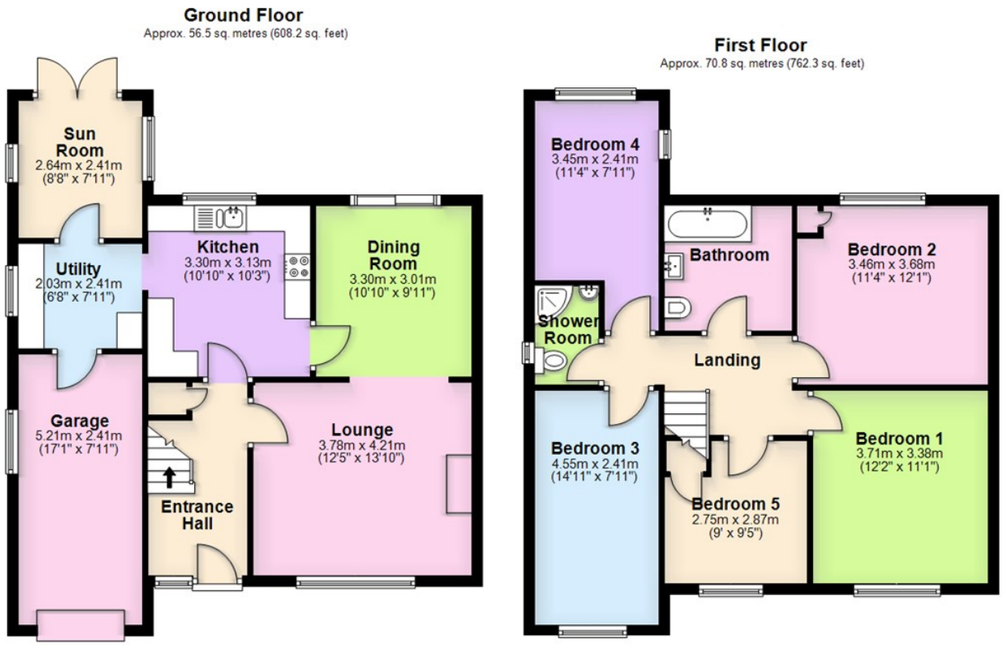
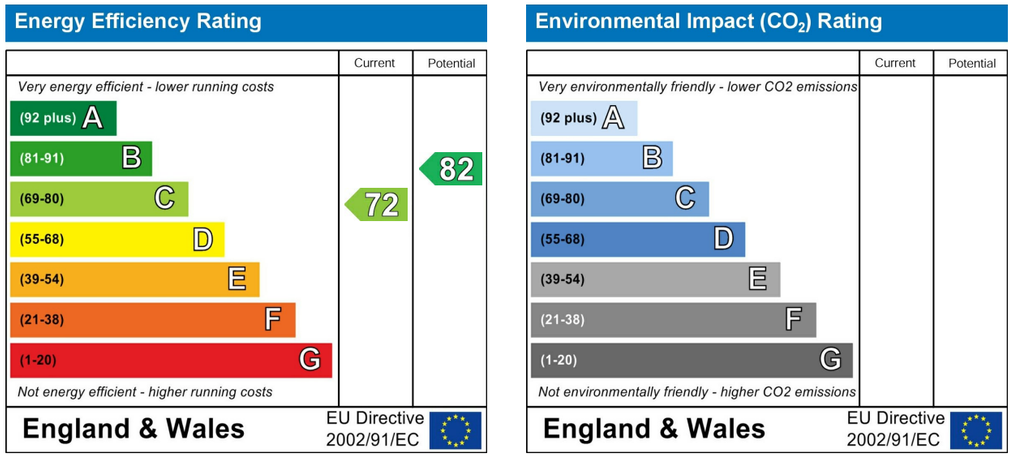




69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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REDMAN CASEY ESTATE AGENTS



10 Laxford Grove, Ladybridge, Bolton, BL3 4PW

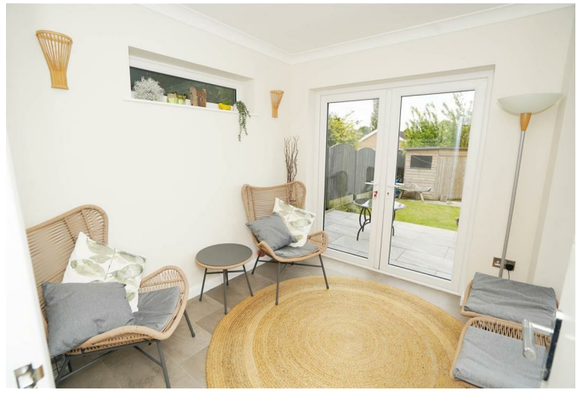
Superbly presented and having undergone an extensive renovation this 5 bedroom extended detached property is worthy of internal inspection to appreciate the size and condition on offer. Set in a cul de sac the property offers fantastic family accommodation with potential for further expansion as planning has been granted to create a porch and downstairs wc to the front of the house. Ideally located for access to local amenities, shops, schools and transport networks make this a home not to be missed.

Offers In The Region Of £475,000

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Extended five bedroom detached family home set on a superb plot, having undergone extensive renovation including new kitchen, bathroom, full decoration, carpets and flooring and a new roof. The property offers fantastic family accommodation and also has planning granted to extend to the front to create a porch and downstairs wc. Set within a cul-de-sac location in this popular area of Ladybridge, the property is within easy reach of popular schools, shops, restaurants, transport links and sporting facilities all near nearby. The property briefly comprises: reception hallway, living room with feature sandstone fireplace, dining room with patio doors off to the garden, stylish professionally gloss white fitted kitchen with built in and integrated appliances, sun room, utility room, first floor landing, five bedrooms, a bathroom and additionally a separate shower room plus an integral garage served by a sizable private driveway. There are well presented landscaped gardens to the rear which are perfect for children to play and entertaining. benefiting from uPVC double glazing, CCTV cameras, gas central heating and an alarm. Viewing is essential to appreciate the condition and size on offer.

Entrance Hall
UPVC double glazed window to front, built-in under-stairs storage cupboard, single radiator, ceramic tiled flooring, stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge
12'5" x 13'10" (3.78m x 4.21m)
UPVC double glazed window to front, living flame effect gas fire with set in and feature surround, open plan, door to:

Dining Room
10'10" x 9'11" (3.30m x 3.01m)
Radiator, uPVC double glazed patio door to garden, door to:

Kitchen
10'10" x 10'3" (3.30m x 3.13m)
Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, built-in electric fan assisted double oven, four ring hob with extractor hood over, uPVC double glazed window to rear, radiator, tiled flooring, open plan, door to:

Utility
6'8" x 7'11" (2.03m x 2.41m)
Fitted with a matching range of modern white eye level units with contrasting round edged worktops, plumbing for washing machine, space for fridge and tumble dryer, uPVC double glazed window to side, door to:

Sun Room
Full height uPVC double glazed window to side with views of open countryside, uPVC double glazed window to side, radiator, tiled flooring, uPVC double glazed french doors to garden, door to:

Garage
Integral single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC frosted double glazed window to side, up and over roller door.

Landing
Door to:

Bedroom 2
11'4" x 12'1" (3.46m x 3.68m)
UPVC double glazed window to rear with views of open countryside, built-in storage cupboard, radiator, door to:

Bedroom 1
12'2" x 11'1" (3.71m x 3.38m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising double wardrobe(s) with hanging rails and shelving, fitted matching bedside cabinets and drawers, two wall lights, coving to ceiling.

Bedroom 4
11'4" x 7'11" (3.45m x 2.41m)
UPVC double glazed window to rear, uPVC double glazed window to side with views of open countryside, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with hanging rails and shelving, radiator.

Bedroom 3
14'11" x 7'11" (4.55m x 2.41m)
UPVC double glazed window to front, double radiator, coving to ceiling.

Bedroom 5
9'0" x 9'5" (2.75m x 2.87m)
UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator, laminate flooring, door to:

Bathroom
Recently refitted with three piece modern white suite with comprising, deep panelled bath with mixer tap and wall mounted wash hand basin with drawers and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, wall mounted, mirrored cabinets, tiled flooring.

Shower Room
Recently refitted with three piece modern white suite with comprising, wet wall shower enclosure with rainfall shower over, wall mounted wash hand basin with mixer tap, low-level WC and ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side.

Outside
Open plan front garden, extensive paved driveway to the front leading to garage and with car parking space for three four cars with lawned area and mature flower and shrub borders.
Private rear gardens with large paved sun patio seating area, enclosed by timber fencing to rear and sides, further seating area with raised planters, lawned area and mature flower and shrub borders, timber garden shed, ornamental sunken pond, side gated access. Courtesy lighting and outside water tap.

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