REDMAN CASEY ESTATE AGENTS

8 Manningham Road, Deane, Bolton, Lancashire, BL3 5QS

Offers In The Region Of £228,000

Three Bedroom semi detached property situated in a quiet cul-de-sac. This spacious property is in a quiet residential location close to local schools, amenities and shops. This property has large gardens to rear and offers the opportunity to extend with the correct planning permission in place. Viewing of this property is highly recommended.

- Three Bedroom
- Garage
- Gas Central Heating
- Two Reception Rooms
- Off Road Parking
- Large Gardens To Rear
- Double Glazing
- Cul-De-Sac

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Set in a quiet cul-de-sac location close to local schools, shops and all local amenities. This spacious three bedroom semi detached property has extensive gardens to the rear and would offer the opportunity to extend with the correct planning permission in place. The property comprises ;- Entrance hallway, lounge, dining room, cloakroom, kitchen. To the first floor there are three bedrooms two of which are doubles and a family bathroom. The property also benefits from double glazing, gas central heating, off road parking and a garage with gardens to front and rear. Viewing off this property is highly recommended to appreciate all that is on offer.

Entrance Hall
UPVC double glazed leaded light window to front, double radiator, stairs, door to:

Cloakroom
UPVC opaque double glazed window to side.

Lounge 11'10" x 12'5" (3.61m x 3.78m)
UPVC double glazed bay window to front, coal effect gas open fire set in feature marble Adam style surround, double radiator.

Dining Room 14'1" x 12'5" (4.28m x 3.78m)
Two aluminium double glazed windows to side, fireplace with coal effect gas open fire set in in chimney, double radiator, metal double glazed sliding entrance door to rear, door to:

Kitchen 11'1" x 6'4" (3.38m x 1.93m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit, plumbing for automatic washing machine, space for fridge and freezer, electric point, electric cooker oven with pull out extractor hood over, uPVC double glazed window to rear, uPVC double glazed frosted entrance door to side.

Bedroom 1 11'10" x 12'5" (3.61m x 3.78m)
UPVC double glazed window to front, fitted bedroom suite range of wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, wardrobe, radiator, double door, door to:

Bedroom 2 12'0" x 10'3" (3.66m x 3.13m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails, shelving, overhead storage, cupboards and drawers, dressing table and vanity mirror, twoStorage cupboard, double radiator, two double doors, door to:

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Landing
UPVC frosted double glazed window to side, door to:

Bedroom 3 8'5" x 8'1" (2.56m x 2.46m)
UPVC double glazed window to rear, fitted with a single wardrobe(s) with hanging rails, shelving, overhead storage and drawers, radiator, double door.

Bathroom
Fitted with three piece suite comprising deep panelled bath, vanity wash hand basin vanity unit with electric shower over and folding glass screen and low-level WC, tiled surround, heated towel rail, door to Storage cupboard.

Storage cupboard.

Garage

Outside Front
Laid mainly to lawn with mature planting including shrubs and planting. Driveway leading to garage and off road parking.

Outside Rear
Extensive gardens with mature planting, trees, shrubs, and lawns with patio area and paths. Enclosed to rear with access via driveway to side.

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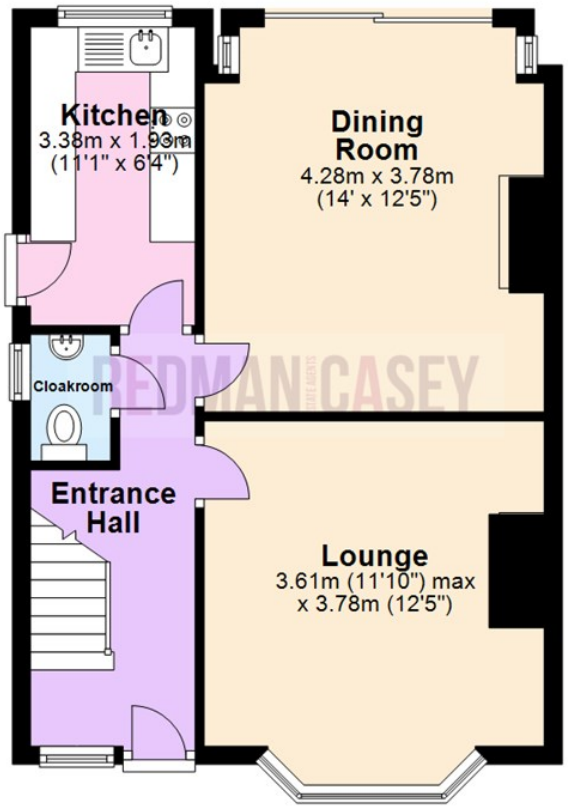
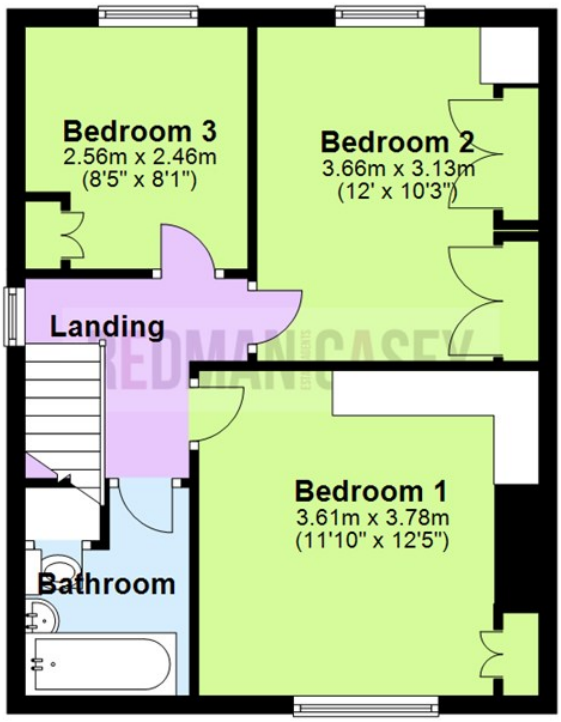
Ground Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



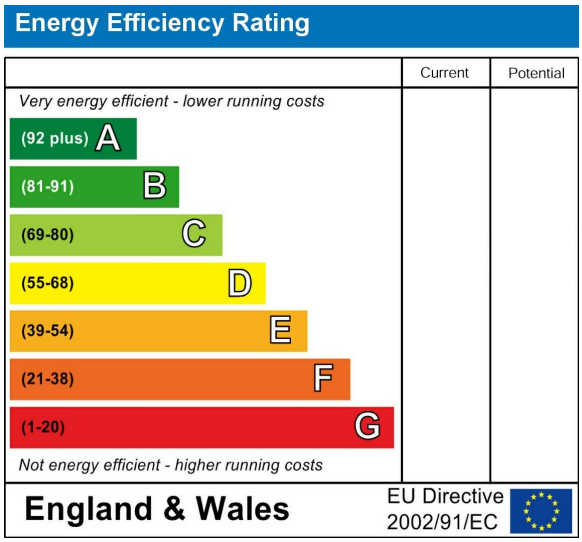
First Floor

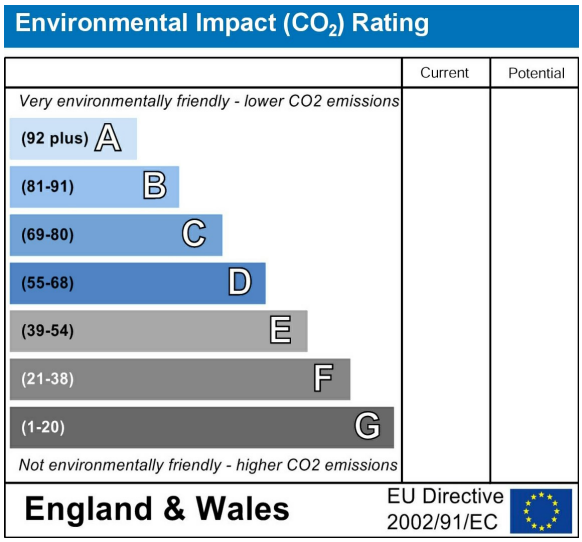
Approx. 41.9 sq. metres (450.7 sq. feet)



Total area: approx. 92.3 sq. metres (993.3 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.





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