REDMAN CASEY ESTATE AGENTS

36 Markland Hill Lane, Bolton, Lancashire, BL1 5PS

Offers In The Region Of £150,000

Superbly presented having undergone a full back to brick renovated by the current owner. The property offers excellent accommodation with two receptions, kitchen and utility area. To the first floor there are two generous double bedrooms and generous bathroom fitted with a three piece suite. The property benefits from gas central heating and double glazing and is ideally located for access to local amenities, shops and schools.

- Two Spacious Reception Rooms
- Superb Condition Throughout
- Viewing is Essential
- Fitted Kitchen
- Two Generous Bedrooms
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located in this highly sought after area of Heaton we are delighted to bring to the market this deceptively spacious mid terraced property that has undergone a full back to brick renovation by the current owner to provide spacious accommodation. The property comprises :- Entrance hall, dining room, lounge, fitted kitchen and utility area. To the first floor there are two generous bedrooms and spacious bathroom fitted with a three piece suite. Outside there is a paved front garden with mature flower and shrub borders and to the rear is a delightful garden area with paved patio and timber decking area. Viewing is highly recommended to appreciate all that is on offer. The property is closely located to Doffcocker Lodge Nature Reserve and popular picturesque walks, excellent schools, local businesses, coffee shops, easy accessible motorway links and the Middlebrook Retail Park.

Entrance Hall
Radiator, laminate flooring, coving to ceiling, door to:

Dining Room 12'6" x 10'9" (3.80m x 3.28m)
UPVC double glazed window to front, radiator, laminate flooring, coving to ceiling.

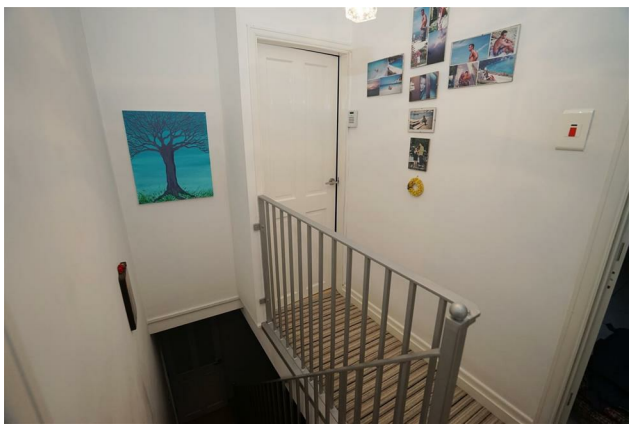
Lounge 15'0" x 14'1" (4.57m x 4.30m)
Window to rear, coal effect gas fire set in timber surround and marble effect inset and hearth, built-in under-stairs storage cupboard, double radiator, laminate flooring, carpeted stairs to first floor landing, open plan to:

Kitchen 9'11" x 7'8" (3.03m x 2.33m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer with tiled splashbacks, electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, double radiator, laminate flooring, door to:

Utility Area 5'3" x 7'0" (1.61m x 2.13m)
Plumbing for washing machine, space for fridge/freezer, window to rear, ceramic tiled flooring, patio door.

Landing
Door to:

Bedroom 1 12'9" x 14'1" (3.89m x 4.30m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table, bedside cabinets and drawers, double radiator.



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Bedroom 2 15'0" x 6'5" (4.57m x 1.96m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails and shelving, radiator, laminate flooring, coving to ceiling, access to loft space.

Bathroom
Fitted with three piece suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic to three walls, heated towel rail, uPVC frosted double glazed window to rear.

Outside
Front garden, paved pathway leading to front entrance door with flower and shrub borders with floral bed, enclosed by dwarf brick wall to front and sides, wooden gated access.
Rear garden, enclosed by brick wall to rear and sides, paved sun patio with timber, decking and area, rear gated access.

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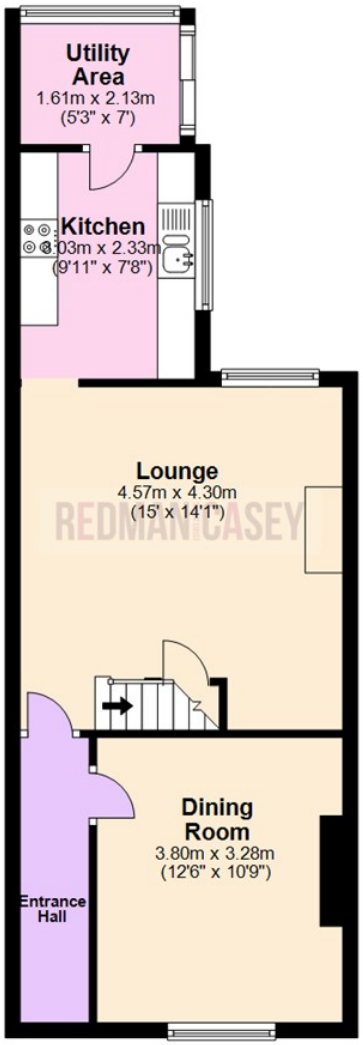
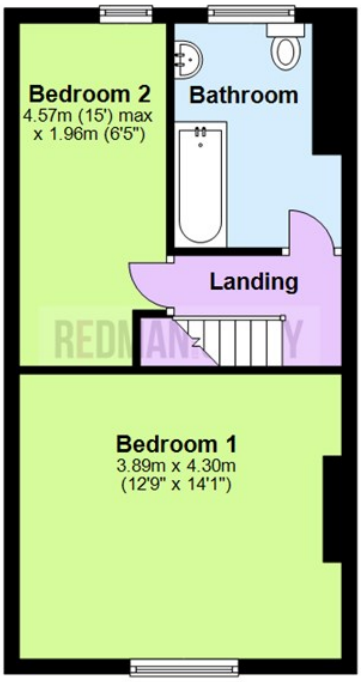
Ground Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



First Floor

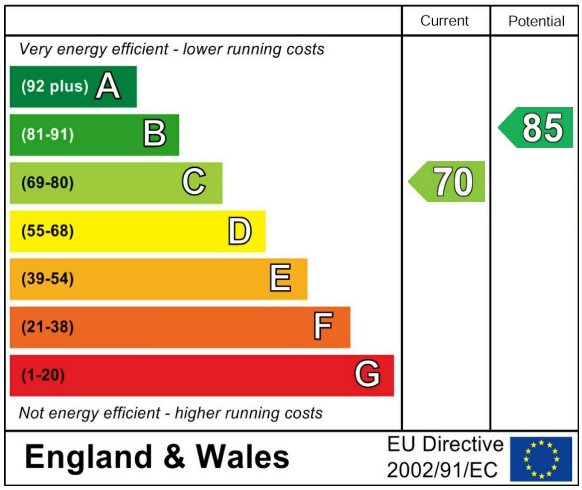
Approx. 36.8 sq. metres (396.0 sq. feet)



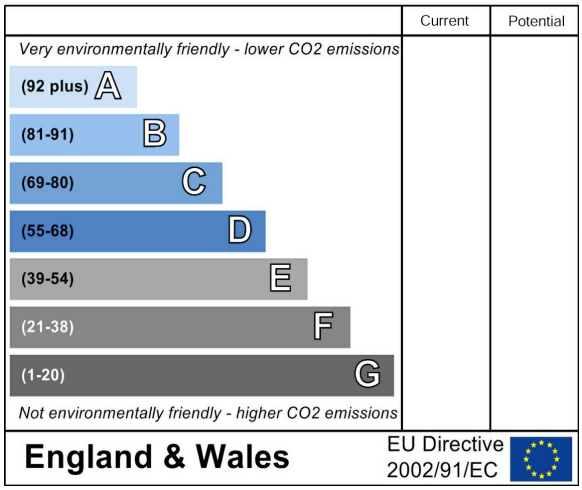
Total area: approx. 84.1 sq. metres (905.7 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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