REDMAN CASEY ESTATE AGENTS

87 Brighton Avenue, Heaton, Bolton, BL1 5LX

£145,000

Three bedroom semi detached property located in this highly sought after area, close to all local amenities. The property offers excellent accommodation with potential to expand should the need arise. Sold with no chain and vacant possession, viewing essential.

- No Chain
- Kitchen Diner
- Driveway parking 2/ 3 Cars
- 3 Bedrooms
- Garage

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located just off Chorley Old Road, the property offers excellent family accommodation which comprises :- Entrance hall, lounge, dining kitchen . To the first floor there are three bedrooms and bathroom with three piece suite. Outside there are fantastic gardens with lawned areas and well stocked borders along with driveway parking for two / three cars and a detached garage. Ideally located for access to local shops, schools and transport links the property must be viewed to appreciate all that is on offer, Sold with no chain and vacant possession.

Entrance Hall
UPVC frosted double glazed window to front, radiator, stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 13'1" x 13'5" (3.98m x 4.09m)
UPVC double glazed window to front, fitted gas fire set in tiled surround, double door to:

Kitchen/Diner 9'1" x 16'5" (2.77m x 5.00m)
Base and eye level cupboards with worktop space over, stainless steel sink unit with single drainer, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, electric point for cooker, two uPVC double glazed windows to rear, radiator, uPVC side door, door to Storage cupboard, built-in under-stairs storage cupboard.

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

Bedroom 1 11'4" x 9'6" (3.45m x 2.90m)
UPVC metal frame double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator,

Cupboard
Built in storage cupboard

Bedroom 2 8'10" x 9'7" (2.69m x 2.92m)
UPVC double glazed window to rear, radiator, door to:

Cupboard
Built-in airing cupboard housing, factory lagged hot water tank.

Bedroom 3 8'2" x 6'5" (2.50m x 1.95m)
UPVC double glazed window to front, radiator.

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Bathroom
Three piece coloured suite comprising deep panelled bath with shower over and with glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

Outside
Front garden, paved driveway to the side leading to garage and with car parking space for two / three cars with lawned area and mature flower and shrub borders, paved pathway leading to front entrance door.
Private rear garden, enclosed by timber fencing and hedge to rear and sides, paved sun patio with lawned area and mature flower and shrub borders detached prefabricated garage with timber double front doors and side door.

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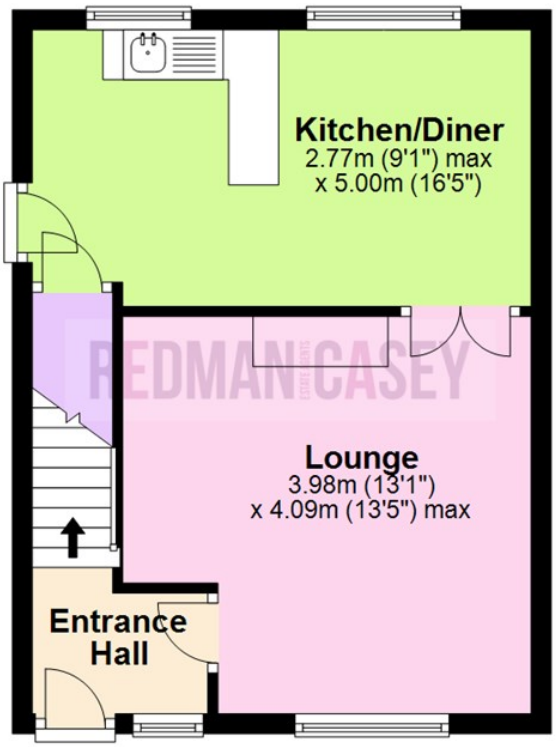
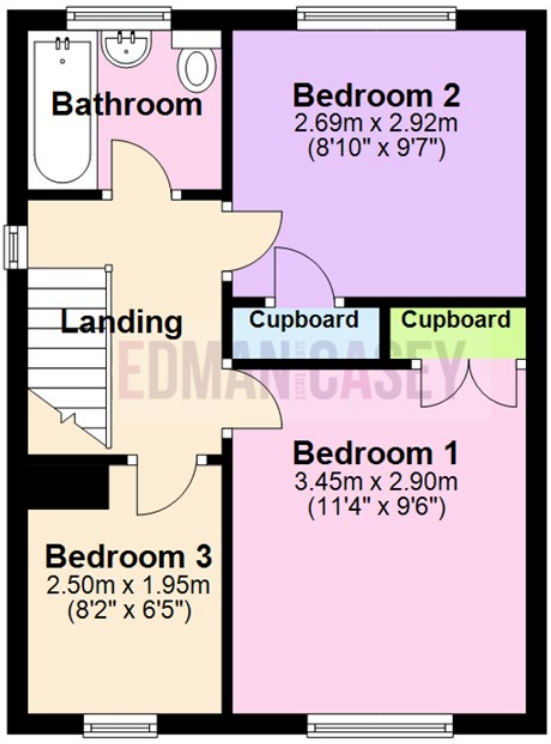
Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



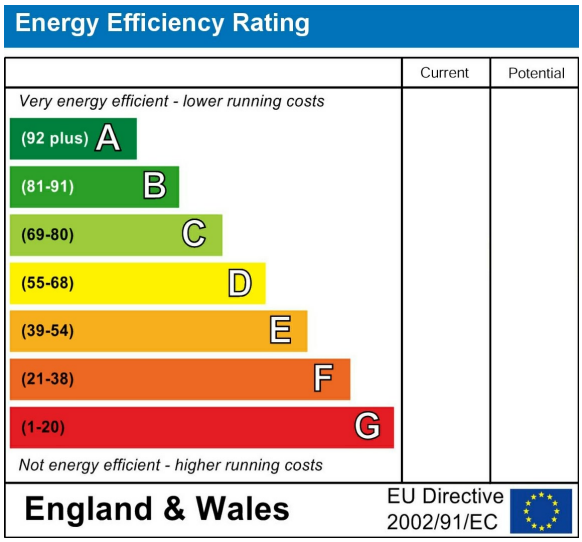
First Floor

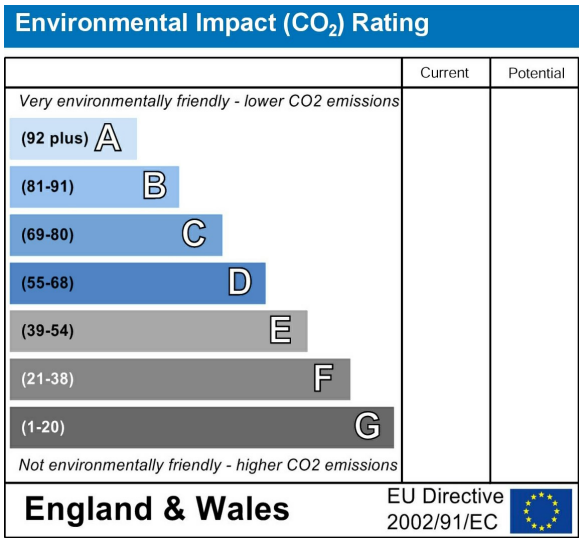
Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 68.3 sq. metres (734.8 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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