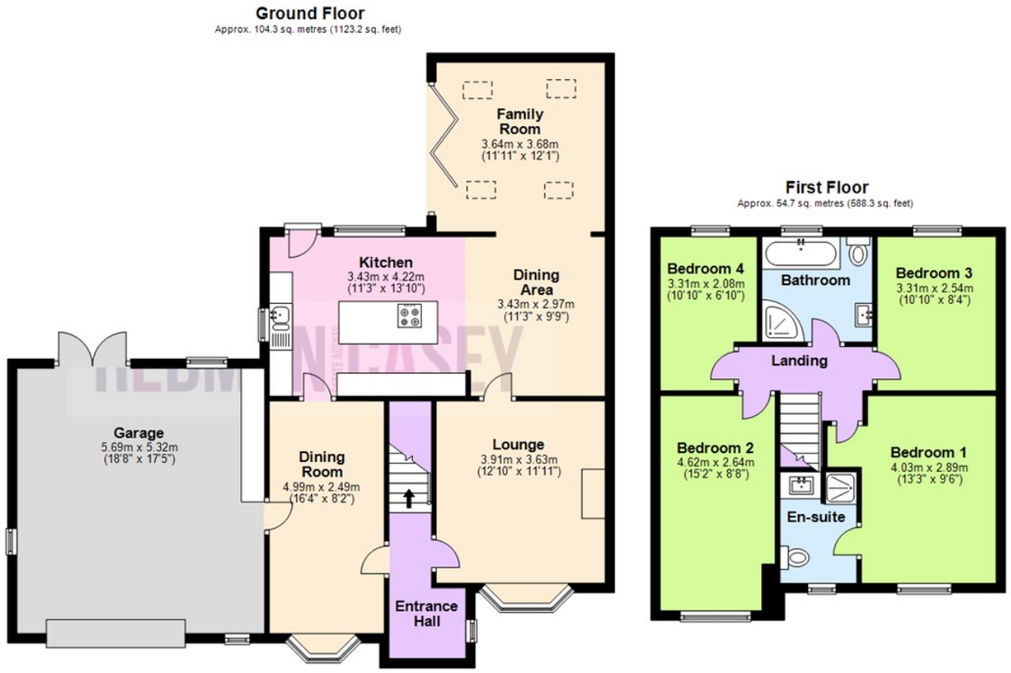

Total area: approx. 159.0 sq. metres (1711.5 sq. feet)

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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REDMAN CASEY ESTATE AGENTS

3 Springfield Road, Sharples, Bolton, Lancashire, BL1 7LQ

Stunning four bedroom executive detached situated on a private, quiet leafy road ideally located for access to local amenities , schools and shops but offering a tranquil setting. The property has been updated and extended to provide superb accommodation with spacious receptions and generous bedrooms, well equipped kitchen and bathrooms and excellent external space for entertaining. Viewing is essential to appreciate all that is on offer.

£395,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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If you are looking for a superb detached property not on an estate and set on a private, quiet and unassuming street then this is the one for you. Rarely do properties come up for sale here and this is an opportunity to buy your forever home. The property has been updated and extended by the current owners to provide excellent living accommodation which comprises :- Hallway, lounge, dining area open plan to a superb fitted kitchen, open to family room with vaulted ceiling and Velux roof lights, dining room. To the first floor there are four bedroom three with fitted wardrobes and en suite shower room to master bedroom, family bathroom fitted with a four piece white suite. Outside there is a double width block paved driveway with lawned area and well stocked beds and borders To the rear is a large paved patio area offering excellent space for entertaining leading to a terraced garden with lawned area and timber decking. There is a larger than average double garage with utility area. Viewing is essential to appreciate all that is on offer with this stunning family home.

Entrance Hall
Hardwood frosted sealed unit double glazed leaded window to side, Feature vertical radiator, carpeted stairs to first floor landing, door to:

Lounge
12'10" x 11'11" (3.91m x 3.63m)
Hardwood double glazed leaded bay window to front, living flame effect gas fire with in chimney, double radiator, door to:

Dining Area
11'3" x 9'9" (3.43m x 2.97m)
Feature vertical radiator, oak flooring flooring, open plan to Kitchen, open plan to:

Family Room
11'11" x 12'1" (3.64m x 3.68m)
Four skylights, two feature vertical radiators, oak flooring, uPVC double glazed bi-fold doors to decking area and garden.

Kitchen
11'3" x 13'10" (3.43m x 4.22m)
Fitted with a matching range of oak base units with contrasting black granite, large feature island with seating, underslung 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer and Neff dishwasher, built-in Neff eye level electric fan assisted double oven, Neff four ring induction hob with extractor hood over, hardwood sealed unit double glazed leaded window to rear, hardwood double glazed leaded window to side, Feature vertical radiator, uPVC double glazed door to garden, door to:

Dining Room
16'4" x 8'2" (4.99m x 2.49m)
Hardwood sealed unit double glazed leaded bay window to front, radiator, door to garage and entrance hall, option to convert into an office

Landing
Door to:

Bedroom 1
13'3" x 9'6" (4.03m x 2.89m)
Hardwood double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching bedside cabinets, fitted with drawers, shelving, radiator, coving to ceiling, door to:

En-suite
Fitted (2019) with three modern white suite comprising counter 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, hardwood frosted sealed unit double glazed leaded window to front.

Bedroom 2
15'2" x 8'8" (4.62m x 2.64m)
Hardwood sealed unit double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboard, fitted dressing table, bedside cabinets and drawers, radiator, laminate flooring, coving to ceiling.

Bedroom 3
10'10" x 8'4" (3.31m x 2.54m)
Hardwood sealed unit double glazed leaded window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes, radiator.

Bedroom 4
10'10" x 6'10" (3.31m x 2.08m)
Hardwood sealed unit double glazed leaded window to rear, radiator, dado rail, coving to ceiling.

Bathroom
Fitted with a Laufen four piece modern white suite comprising deep panelled bath with mixer tap, pedestal wash hand basin with mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, hardwood frosted double glazed leaded window to rear, ceramic tiled flooring.

Outside
Front garden, brick paved pathway leading to front entrance door with lawned area and mature flower and shrub borders with floral bed, side gated access, double width block paved driveway to the front leading to garage and with car parking space for two cars.

South facing private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio , timber decking area, steps up to lawned area and further decking area, mature flower and shrub borders, security lighting.

Garage
Integral double garage with power and light connected, floor mounted gas combination boiler serving heating system and domestic hot water plumbing for washing machine space for tumble dryer, window to rear, window to side, circular hardwood window to front, up and over door, quarry tiled flooring, double door.

3 Springfield Road, Sharples, Bolton, Lancashire, BL1 7LQ **£395,000**