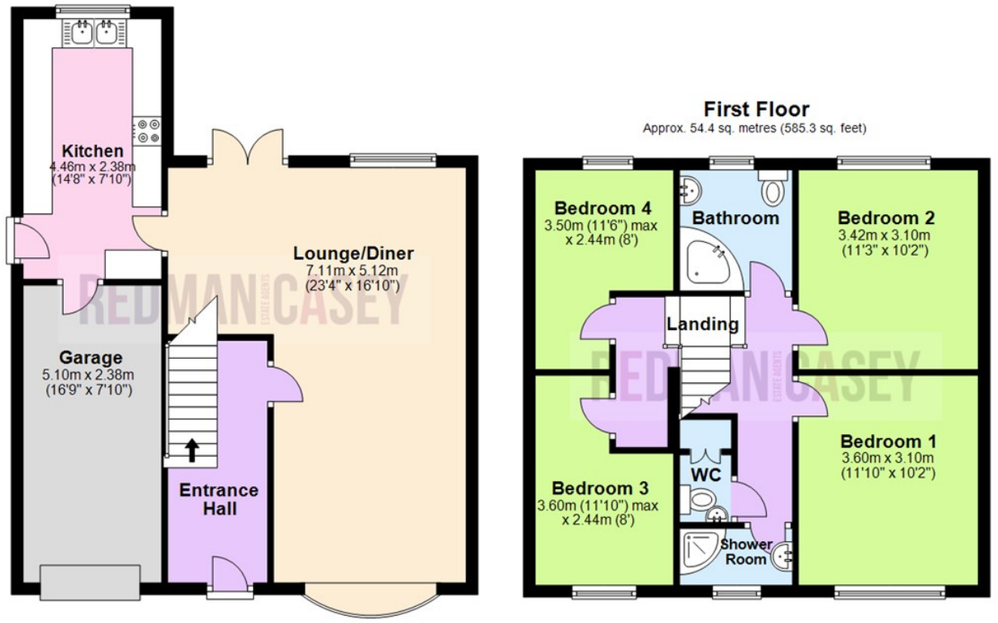
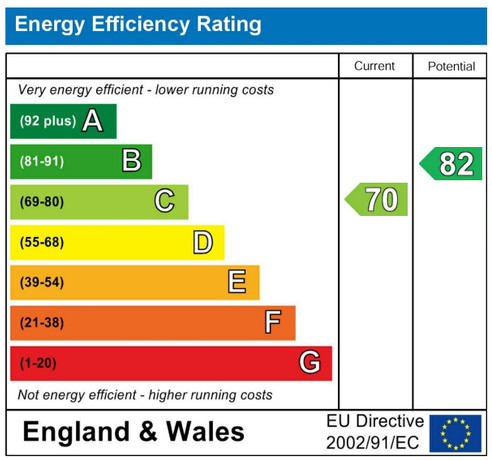
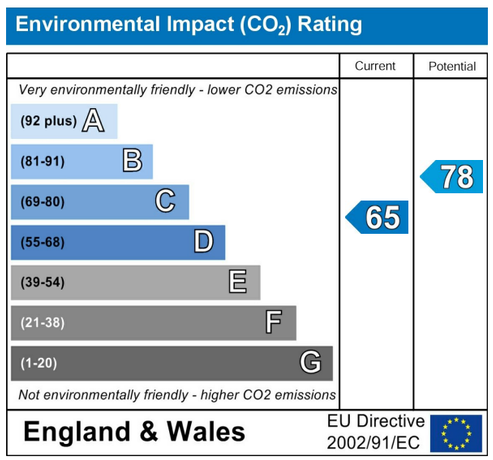
REDMAN CASEY ESTATE AGENTS



Total area: approx. 114.8 sq. metres (1235.3 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.





19 Bond Close, Horwich, Bolton, Lancashire, BL6 5PZ

*** REDUCED £5000 ***Deceptively spacious and extended four bedroom detached property located on this highly sought after estate. Offering excellent accommodation throughout the property also benefits from not being overlooked to the rear and is ideally located for access to local amenities, shops and schools. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £245,000

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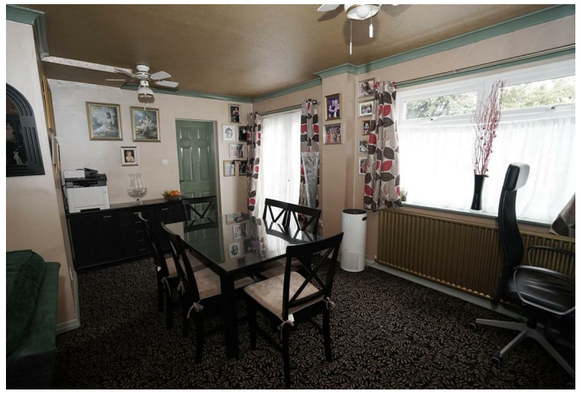
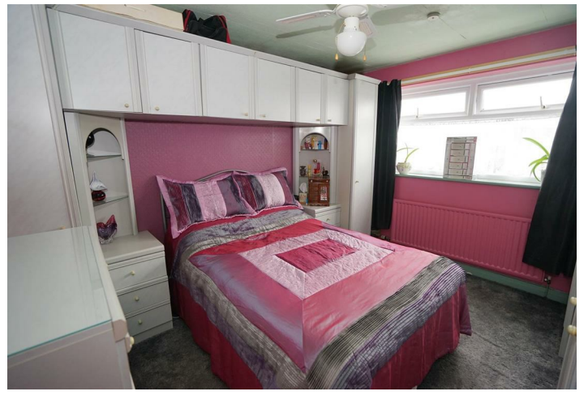

*** REDUCED £5000 ***Located on this highly sought after estate, this extended detached property offers excellent family accommodation throughout and offers the potential for further expansion should the need arise. The accommodation comprises :- Entrance hall, L-shaped lounge diner and fitted kitchen to the first floor there four bedrooms a family bathroom and separate shower room plus separate wc. Outside there are enclosed private gardens to the rear with patio and lawned areas, to the front is an open plan garden with driveway leading to an integral single garage. Viewing is essential to appreciate the size and location on offer.

Entrance Hall
Radiator, carpeted stairs to first floor landing, uPVC double glazed entrance door with side glazed panel, door to:

Lounge/Diner
23'4" x 16'10" (7.11m x 5.12m)
UPVC double glazed window to rear, bow window to front, two radiators, coving to ceiling, french double door to garden, door to:

Kitchen
14'8" x 7'10" (4.46m x 2.38m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, twin bowl stainless steel sink unit with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring gas hob, uPVC double glazed window to rear, uPVC double glazed side door to garden, door to garage:

Landing
Door to:

Bedroom 1
11'10" x 10'2" (3.60m x 3.10m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, further two fitted single wardrobes, matching drawers, radiator.

Bedroom 2
11'3" x 10'2" (3.42m x 3.10m)
UPVC double glazed window to rear, radiator.

Bedroom 3
11'10" x 8'0" (3.60m x 2.44m)
UPVC double glazed window to front, radiator.

Bedroom 4
11'6" x 8'0" (3.50m x 2.44m)
UPVC double glazed window to rear, radiator.

WC
Fitted with two piece suite comprising, corner wall mounted wash hand basin with tiled splashback and low-level WC, built-in over-stairs storage cupboard with shelving.

Shower Room
Fitted with two piece modern white suite comprising tiled shower enclosure with electric shower over and pedestal wash hand basin with mixer tap and tiled splashback, uPVC frosted double glazed window to front, heated towel rail.

Bathroom
Fitted with three piece white suite comprising corner panelled bath with shower over and mixer tap, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

Outside
Open plan front garden, tarmac driveway to the front leading to garage with lawned and gravelled area, paved pathway leading to front entrance door.

Rear garden, enclosed by fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders.

Garage
Integral single garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water, Up and over door.