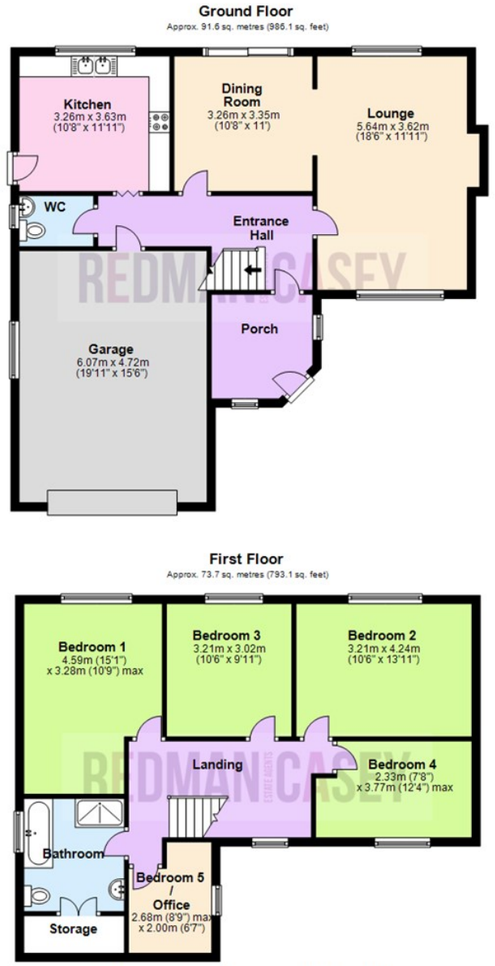
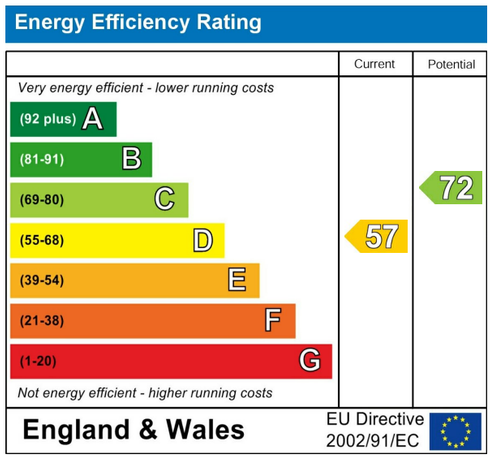
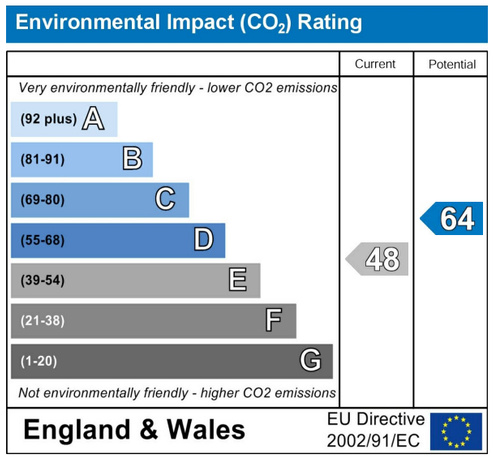


The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for 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 Birchfield Grove, Ladybridge, Bolton, Lancashire, BL3 4UR

Set on a generous plot offering scope for expansion this spacious family detached property offers excellent accommodation with two large reception rooms 4/5 bedrooms. Luxury 4 piece bathroom and double garage. Viewing is essential to appreciate the space and plot potential.

£340,000

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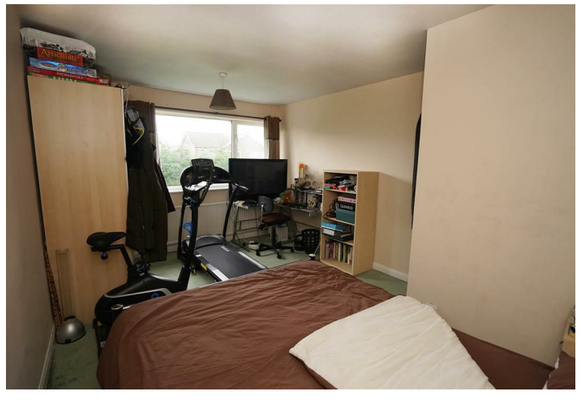
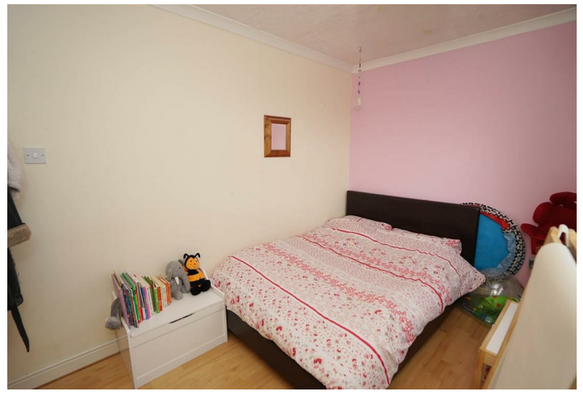
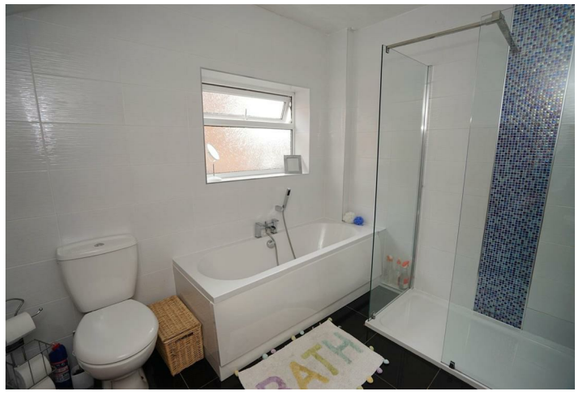

Located on this most desirable of estates offering easy access to local schools and transport links via road and rail make this a property not to be missed. The house comprises :- Porch, lounge, dining room, kitchen. wc. To the first floor there are 4/5 bedrooms (4 double and a small single currently used as an office) and a bathroom fitted with a four piece modern white suite. Outside thee property sits on a generous plot offering potential for expansion should the need arise. Viewing is essential and by prior appointment only.

Porch
UPVC double glazed window to front, uPVC double glazed window to side, radiator, ceramic tiled flooring, double glazed entrance door, door to:

Entrance Hall
Radiator, stairs to first floor landing, door to:

Lounge
18'6" x 11'11" (5.64m x 3.62m)
UPVC double glazed window to rear, uPVC double glazed window to front, coal effect gas fire with feature timber surround and marble effect inset and hearth, two radiators, two wall lights, coving to ceiling, open plan to:

Dining Room
10'8" x 11'0" (3.26m x 3.35m)
Radiator, laminate flooring, coving to textured ceiling, uPVC double glazed patio door to garden, door to hallway.

Kitchen
10'8" x 11'11" (3.26m x 3.63m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, twin bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for dishwasher, space for fridge and fridge/freezer, built-in eye level electric fan assisted double oven, four ring induction hob with extractor hood over, uPVC double glazed window to rear, radiator, double glazed stable door to side.

WC
UPVC frosted double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and half height ceramic tiling to all walls, laminate flooring.

Landing
UPVC double glazed window to front, door to:

Bedroom 1
15'1" x 10'9" (4.59m x 3.28m)
UPVC double glazed window to rear, radiator.

Bedroom 2
10'6" x 13'11" (3.21m x 4.24m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, radiator, coving to ceiling with recessed LED spotlights.

Bedroom 3
10'6" x 9'11" (3.21m x 3.02m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom 4
7'8" x 12'4" (2.33m x 3.77m)
UPVC double glazed window to front, radiator, laminate flooring, coving to ceiling.

Bedroom 5 / Office
8'10" x 6'7" (2.68m x 2.00m)
UPVC double glazed window to side, laminate flooring, sloping ceiling.

Bathroom
Fitted with four piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin with mixer tap, tiled double shower enclosure with electric shower over and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, ceramic tiled flooring, ceiling with recessed low-voltage spotlights, double door to:

Storage
Built in storage area with shelving

Outside
Open plan front garden, extensive block paved driveway to the front leading to garage and with car parking space for four cars with lawned area and shrub borders.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, side gated access.

Garage
Integral double garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC frosted double glazed window to side, remote-controlled up and over door.

3 Birchfield Grove, Ladybridge, Bolton, Lancashire, BL3 4UR **£340,000**