REDMAN CASEY ESTATE AGENTS

# 111 Bradford Road, Great Lever, Bolton, Lancashire, BL3 2HU

## Offers In The Region Of £180,000

Detached two double bedroom true bungalow set in a generous plot not overlooked to the front or rear, ideally located fro access to local amenities, shops and Bolton Hospital. The property is offered for sale with no chain and vacant possession. Benefitting from gas central heating and double glazing the property also benefits from a spacious lounge, breakfast kitchen a large bathroom with three piece white suite, off road parking and a detached garage, viewing is essential to appreciate all that is on offer.

- Detached True Bunglaow
- Spacious Lounge
- Generous Gardens
- No Chain
- FREEHOLD
- Two Double Bedrooms
- Fitted Breakfast Kitchen
- Detached Garage
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local shops, schools and Bolton Hospital this detached true bungalow must be viewed to appreciate all that is on offer. The accommodation comprises :- Entrance hall, spacious lounge, two double bedrooms, fitted breakfast kitchen large bathroom fitted with a three piece white suite. Outside there are enclosed gardens to the front along with a driveway leading to a detached garage. To the rear is a private garden with lawned area large patio , greenhouse and timber shed. Sold with no chain and vacant possession.

**Entrance Hall**
Radiator, uPVC double glazed entrance door, door to:

**Lounge 16'6" x 12'0" (5.03m x 3.67m)**
Two uPVC double glazed leaded windows to side, uPVC double glazed box window to front, radiator, double radiator.

**Kitchen 12'9" x 9'4" (3.89m x 2.84m)**
Fitted with a matching range of base and eye level units with worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, washing machine, electric point for cooker, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, ceramic tiled flooring, door to:

**Bedroom 1 11'9" x 10'1" (3.59m x 3.07m)**
UPVC double glazed window to front, radiator.

**Bedroom 2 11'11" x 12'10" (3.63m x 3.90m)**
UPVC double glazed window to rear, window to side, double radiator.

**Bathroom**
Fitted with three piece suite comprising deep panelled bath with shower over and folding glass screen, pedestal wash hand basin with mixer tap, low-level WC, half height ceramic tiling to two walls, two uPVC frosted double glazed windows to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, Feature panel radiator.

**Outside**
Front garden, driveway to the side leading to garage and with car parking space for car with lawned area, paved pathway leading to side entrance door and mature shrub borders, enclosed by dwarf brick wall, timber fencing and hedge to front and sides.
Side and rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, courtesy lighting, aluminium greenhouse, timber garden shed.

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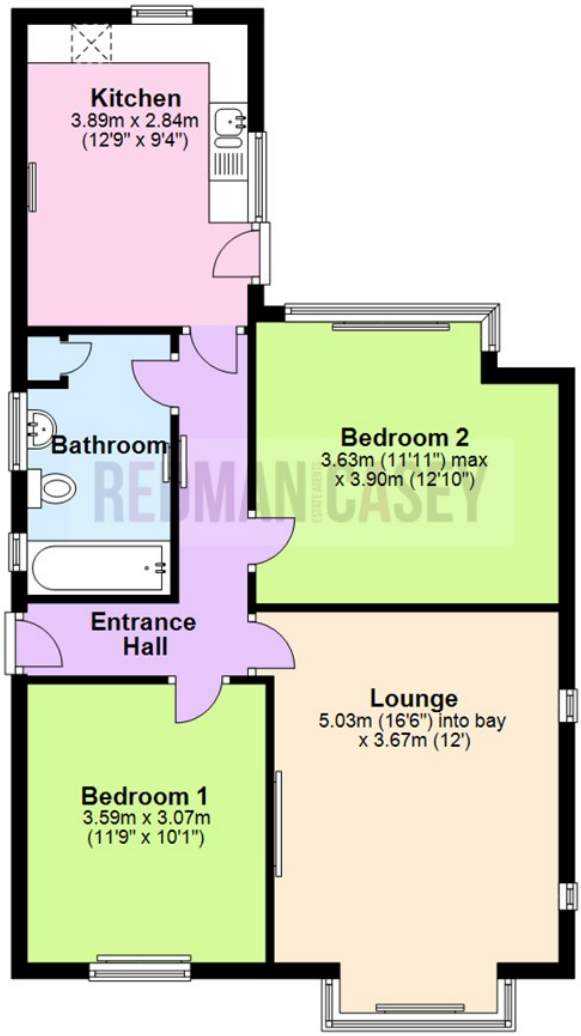
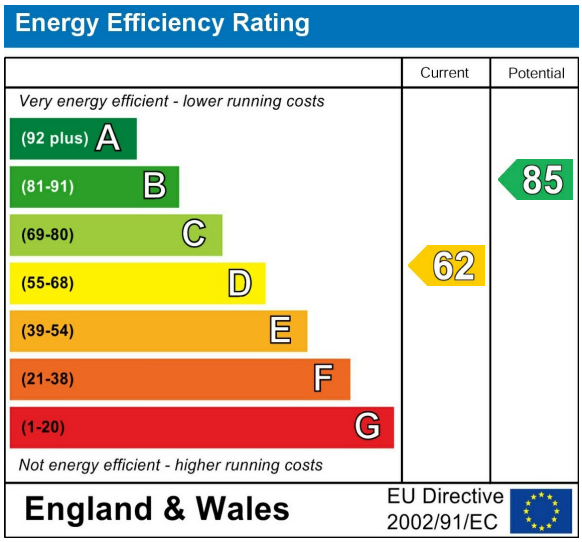
## Ground Floor

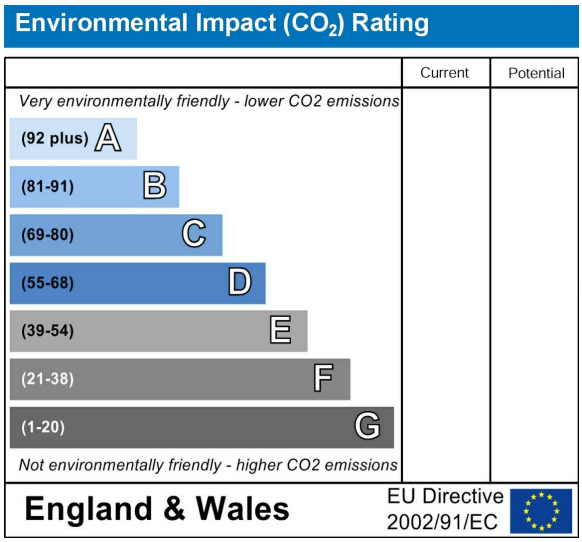
Approx. 67.1 sq. metres (722.5 sq. feet)




Total area: approx. 67.1 sq. metres (722.5 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.

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