REDMAN CASEY ESTATE AGENTS

2 Pocket Nook Road, Chew Moor, Bolton, Lancashire, BL6 4HN

Offers Around £270,000

Well presented semi detached bungalow. Superbly located in the extremely popular location of Chew Moor Village Lostock, Close to local shops, schools local amenities, with great road and rail links making a commute to Manchester or Preston very easy. Benefiting from double glazing, gas central heating En-suite to master, off road parking, garage and gardens to front and rear.
Viewing is essential to appreciate the condition, location and all that this property offers.

- Well Presented
- Semi-Detached Bungalow
- Garage
- Patio Seating Area
- Council Tax Band C
- Three Bedroom
- Driveway
- Garden Front And Rear
- En-Suite
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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SEMI DETACHED BUNGALOW.
Well presented three bedroom bungalow located in very popular and sought after location of Chew Moor Village Lostock. Close to local shops, schools, amenities and major road and rail links making a commute to Manchester or Preston very easy. The property comprises:- Entrance porch, hallway, lounge, kitchen, dining room, conservatory, rear porch, bathroom and two double bedrooms, To the first floor there is a master bedroom and En- Suite. To the outside there are mature gardens and a garage with off road parking. Benefiting from double glazing gas central heating, patio seating area, this spacious bungalow should be viewed to appreciate the condition, location and all that is on offer.

Inner Porch
Door to:

Hallway
Stairs, door to:

Lounge 12'0" x 14'10" (3.65m x 4.51m)
Ornamental gas fire set in feature wooden mock Victorian style surround, double radiator, open plan to:

Dining Room 11'2" x 8'1" (3.40m x 2.46m)
Double radiator, open plan to Conservatory,

Conservatory
Two uPVC double glazed windows to rear, uPVC double glazed window, uPVC double glazed window to front, double radiator, uPVC double glazed entrance double door to rear, :

Kitchen 7'4" x 17'2" (2.24m x 5.24m)
Fitted with a matching base units, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, built-in larder fridge freezer and dishwasher, built-in electric fan assisted oven, built-in five ring ceramic hob, uPVC double glazed window to rear, ceramic tiled flooring, :

Porch
Three uPVC double glazed windows to side, plumbing for automatic washing machine, uPVC double glazed entrance door to side, :

Bathroom
Fitted with three piece suite comprising pedestal wash hand basin, shower cubicle with folding screen and mixer tap and low-level WC, tiled surround, hardwood double glazed window to side, heated towel rail, ceramic tiled flooring, ceramic tiling to all walls.

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Bedroom 1 6'7" x 14'3" (2.00m x 4.34m)
Hardwood double glazed Velux window, uPVC double glazed window to side, fitted with a range of wardrobes with hanging rail, shelving, overhead storage and drawers, Storage cupboard, double radiator,

En-suite
Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, ceramic tiled splashback, skylight, radiator, ceramic tiled flooring.

Bedroom 2 8'10" x 11'4" (2.68m x 3.45m)
UPVC double glazed window to front, radiator.

Bedroom 3 10'6" x 9'1" (3.21m x 2.76m)
UPVC double glazed window to front, double radiator.

Garage
Metal up and over door.

Outside Front
Garden fronted with mature planting and block paved driveway.

Outside Rear
Enclosed rear garden laid to lawn with mature planting of shrubs and plants, paved patio seating area.

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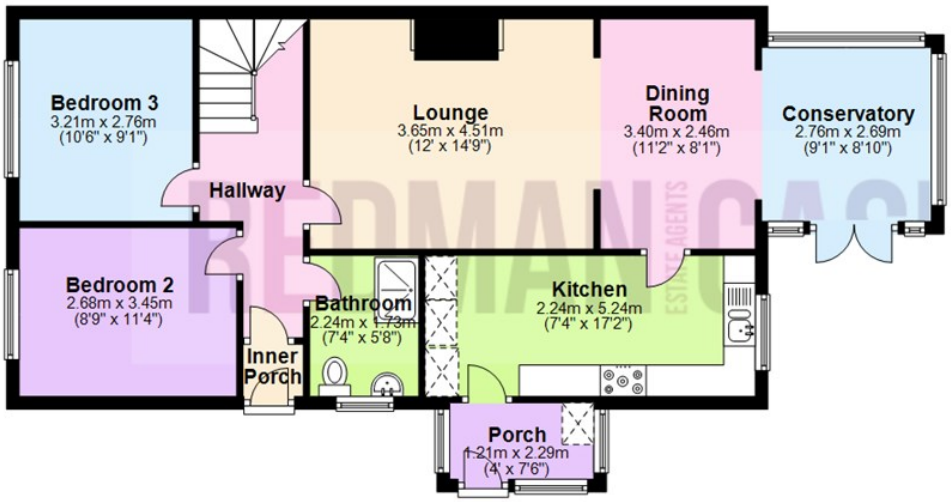
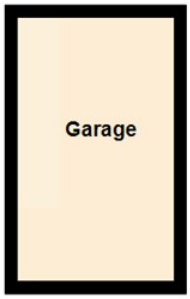
Ground Floor

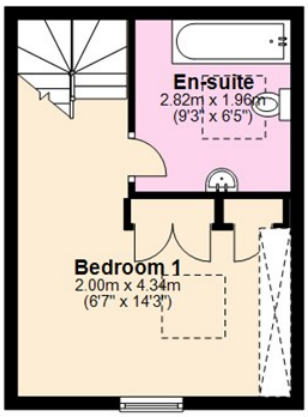
Approx. 90.4 sq. metres (972.8 sq. feet)





First Floor

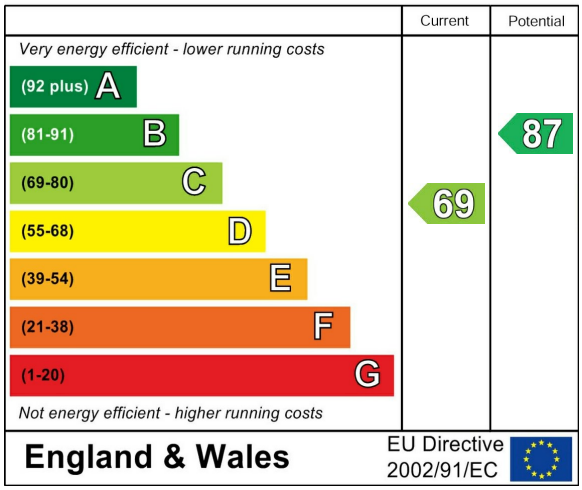
Approx. 24.7 sq. metres (266.0 sq. feet)



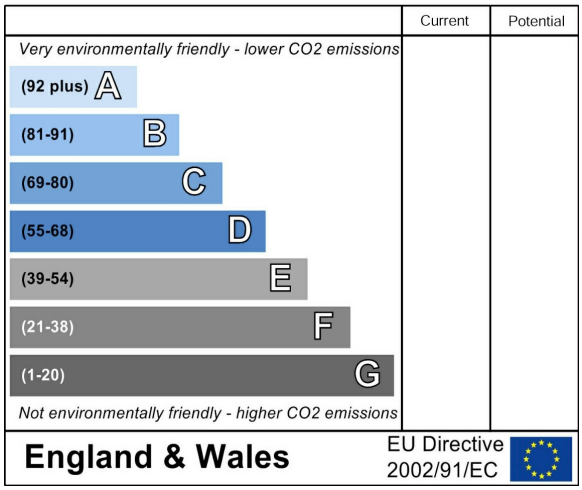
Total area: approx. 115.1 sq. metres (1238.8 sq. feet)

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 guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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