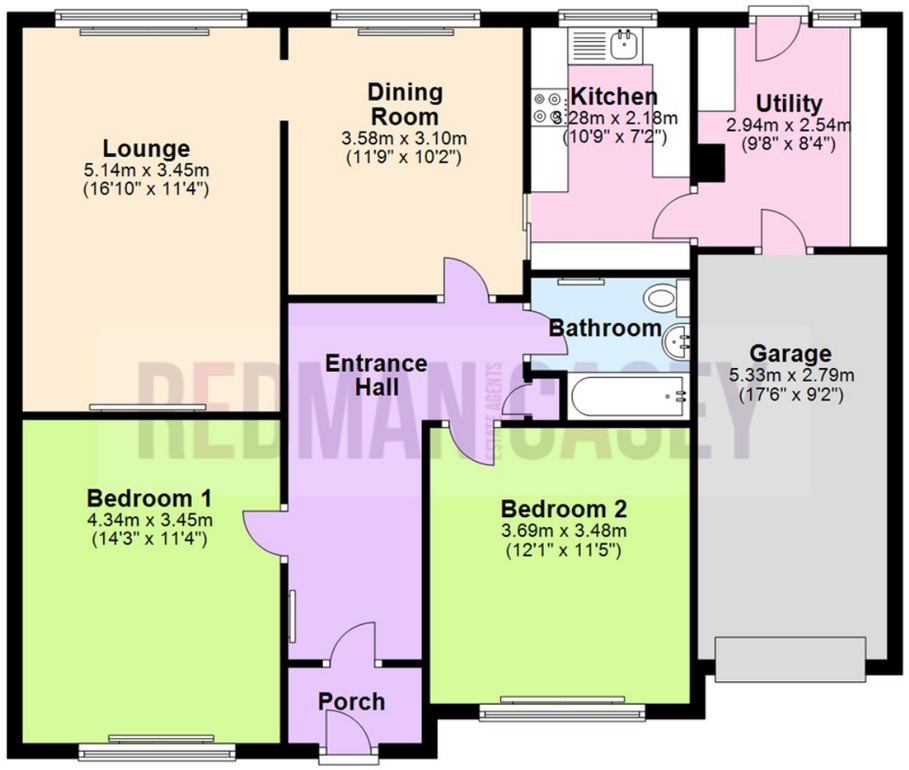
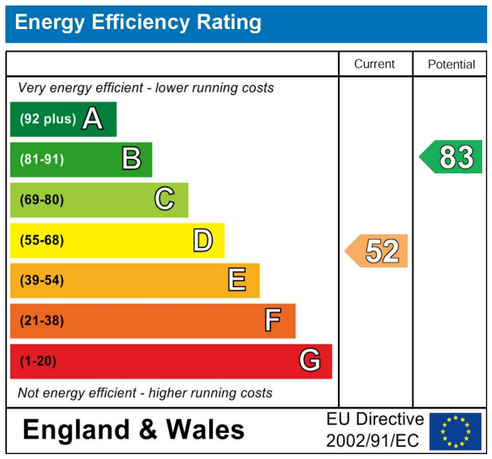
Ground Floor

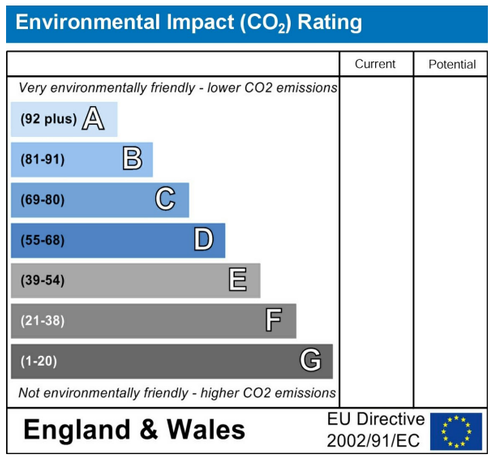
Approx. 91.5 sq. metres (984.6 sq. feet)



Total area: approx. 91.5 sq. metres (984.6 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
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

54 Newland Drive, Over Hulton, Bolton, Lancashire, BL5 1DP

Superbly positioned detached true bungalow offering excellent accommodation and potential for conversion / expansion should the need arise. Sold with no chain and vacant possession viewing is essential to appreciate all that this sought after property offers. 2 double bedrooms 2 reception rooms kitchen utility and bathroom. Garage and gardens plus open views over farmland to the rear.

Offers Over £310,000

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Located in this highly sought after area this two double bedroom detached true bungalow offers excellent accommodation with fantastic potential to expand / convert into the roof space etc to create a superb family house. The property as is comprises :- Porch, entrance hall. lounge, dining room, kitchen utility and bathroom. outside there are gardens to the front with driveway leading to an integral garage and private rear gardens with open aspects over farmland to the rear. The property is available with no chain and vacant possession and viewing is highly recommended to avoid disappointment .

Porch
Quarry tiled flooring, uPVC double glazed entrance door with matching side panel, glazed entrance door with matching side panels to:

Entrance Hall
Built-in storage cupboard with shelving, radiator, coving to ceiling, access to loft, door to:

Bedroom 1
14'3" x 11'4" (4.34m x 3.45m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, double radiator.

Bedroom 2
12'1" x 11'5" (3.69m x 3.48m)
UPVC double glazed window to front, fitted dressing table and drawers, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath with electric shower over, mixer tap and folding screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, radiator.

Dining Room
11'9" x 10'2" (3.58m x 3.10m)
UPVC double glazed window to rear with panoramic views of open countryside, double radiator, sliding door to Kitchen, archway lounge to:

Lounge
16'10" x 11'4" (5.14m x 3.45m)
UPVC double glazed window to rear with panoramic views of open countryside, double radiator, radiator, two wall lights, coving to ceiling.

Kitchen
10'9" x 7'2" (3.28m x 2.18m)
Fitted with a matching range of base and eye level cupboards with underlighting, drawers, cornice trims and worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge, built-in eye level electric fan assisted double oven, four ring electric hob with extractor hood over, uPVC double glazed window to rear with panoramic views of open countryside, door to:

Utility
9'8" x 8'4" (2.94m x 2.54m)
Base and eye level cupboards with drawers and worktop space, plumbing for washing machine, uPVC double glazed window to rear, floor mounted gas boiler serving heating system and domestic hot water, uPVC double glazed door to garden, door to garage.

Outside
Front garden, paved driveway to the front leading to garage with lawned area and mature flower and shrub borders, paved pathway front entrance door, enclosed by dwarf brick wall and mature hedge to front and sides.
Private south facing rear garden, offering open aspects across farmland to the rear enclosed by timber fencing and mature hedge to rear and sides, paved sun patio with lawned area and mature ornamental flower and shrub borders, timber garden shed, side gated access, outside cold water tap, security lighting.

Garage
Integral brick built single garage with power and light connected, up and over door.

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