REDMAN CASEY ESTATE AGENTS

19 Abbeylea Drive, Westhoughton, Bolton, BL5 3ZD

Offers In The Region Of £280,000

On the modern Summerfield Estate this detached house comprises of a lounge, dining room , kitchen, utility and downstairs cloakroom, four double bedrooms, bathroom and integral garage, gas central heating and double glazing. ideally located for access to local amenities and transport links. Neutral decor and carpets. Gardens front & rear plus driveway. Viewing essential to appreciate all on offer

- 4 Bedrooms
- No Chain
- En-Suite to Master

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on this highly popular residential estate this four bedroom family property offers excellent accommodation with spacious reception rooms and generous bedroom accommodation. The property is available with no chain and vacant possession and briefly comprises :- Hall, lounge, dining room, fitted kitchen, utility and wc. To the first floor there are four bedrooms, the master having en suite shower room and a family bathroom fitted with a three piece suite. Outside there is a double width driveway leading to a single garage and to the rear is a rear garden with lawned area and paved patio. Viewing is essential to appreciate.

Hallway
Double radiator, stairs, double glazed entrance door, door to:

Lounge 13'3" x 13'4" (4.04m x 4.06m)
UPVC double glazed bay window to front, coal effect gas fire with timber surround and marble effect inset and hearth, double radiator, radiator, laminate flooring, coving to ceiling, open plan to Dining Room, door to:

Cupboard
Built-in under-stairs storage cupboard.

Dining Room 9'1" x 7'10" (2.76m x 2.39m)
Radiator, laminate flooring, coving to ceiling, uPVC double glazed french doors to garden.

Kitchen 9'1" x 11'9" (2.76m x 3.57m)
Fitted with a matching range of base and eye level units with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, ceramic tiled flooring, door to:

Utility 5'2" x 5'1" (1.57m x 1.56m)
Plumbing for washing machine, radiator, uPVC double glazed door to garden, door to:

WC
UPVC frosted double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin with tiled splashback and low-level WC, radiator, ceramic tiled flooring.

Landing
Door to:

Hall
Open plan to Bedroom 1, door to built-in over-stairs airing cupboard housing, factory lagged hot water cylinder.

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Bedroom 1 11'2" x 9'9" (3.40m x 2.98m)
UPVC double glazed window to front, radiator.

En-suite
Fitted with three piece white suite comprising wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, tiled shower enclosure and low-level WC, extractor fan, uPVC frosted double glazed window to front, radiator.

Bedroom 2 11'2" x 9'3" (3.41m x 2.82m)
UPVC double glazed window to rear, radiator.

Bedroom 3 13'7" x 7'11" (4.14m x 2.41m)
UPVC double glazed window to side, uPVC double glazed window to front, double radiator.

Bedroom 4 8'9" x 8'9" (2.67m x 2.67m)
UPVC double glazed window to rear, radiator.

Outside
Open plan front garden with lawned area and paved pathway leading to sides, double width tarmac driveway to the front leading to garage and with car parking space for two cars.
Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area, paved pathway.

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

Bathroom
Fitted with three piece white suite with panelled bath with hand shower attachment over and mixer tap, inset wash hand basin with cupboards under and mixer tap and low-level WC, half height ceramic tiling to all walls, extractor fan, upvc double glazed frosted window to rear.

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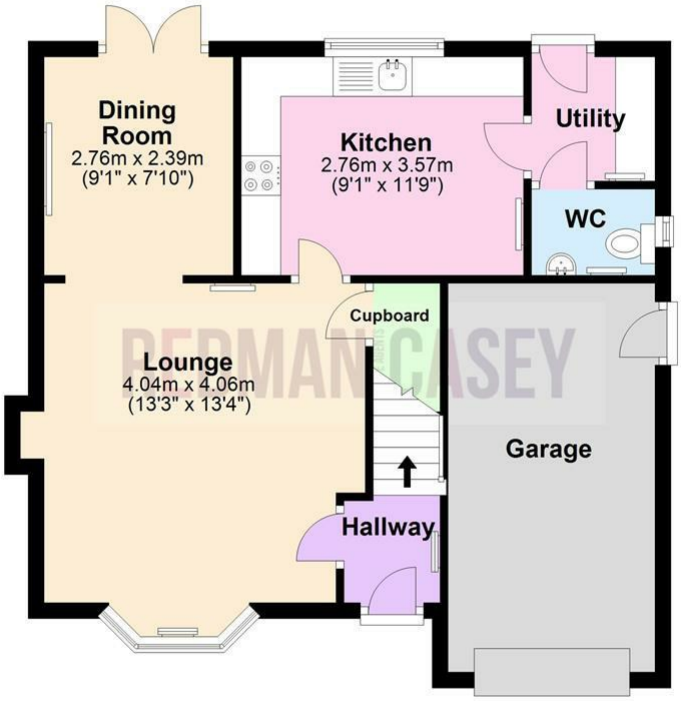
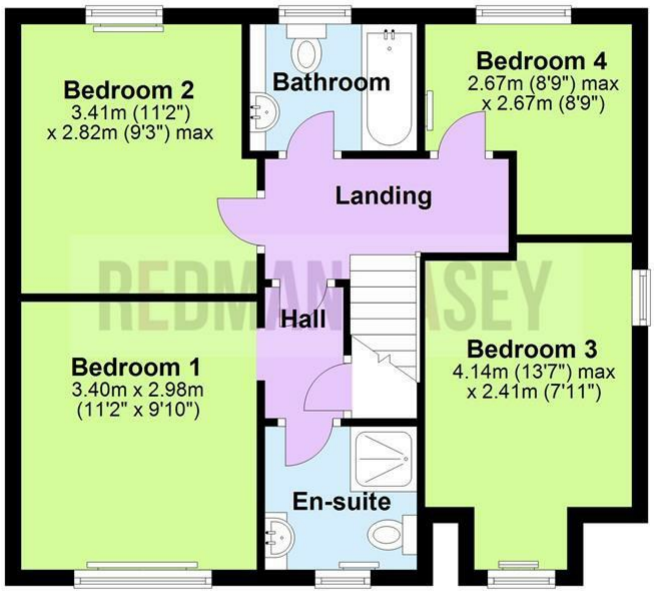
Ground Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



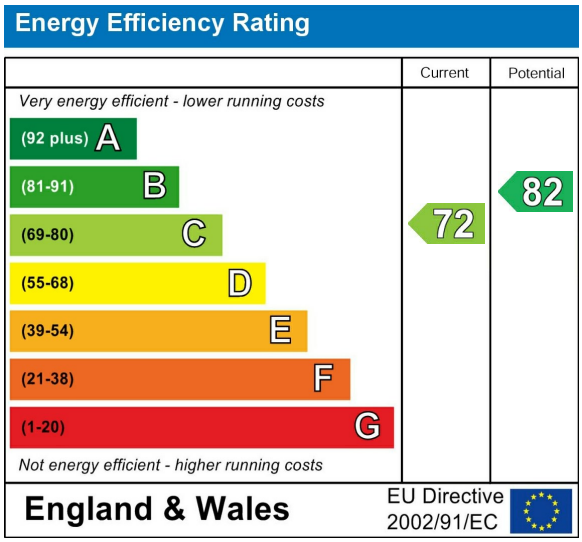
First Floor

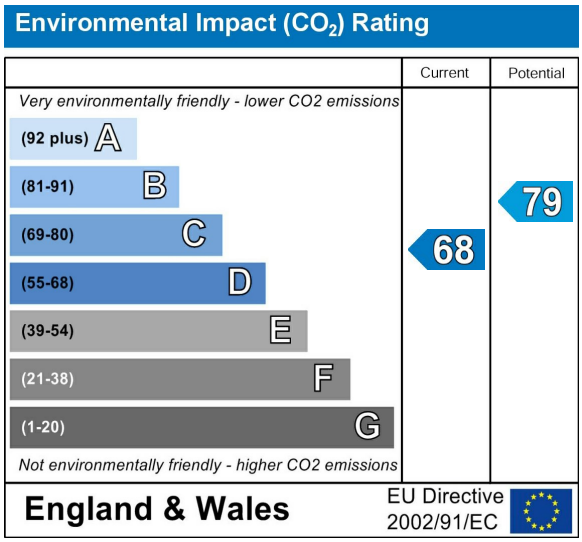
Approx. 52.3 sq. metres (563.2 sq. feet)



Total area: approx. 94.7 sq. metres (1018.9 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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