REDMAN CASEY ESTATE AGENTS

28 Lupin Avenue, Farnworth, Bolton, Lancashire, BL4 0EP

Offers In The Region Of £160,000

Superbly presented and improved three bedroom semi detached property, benefitting from recent improvement works including recently installed gas central heating, re-wire work, new bathroom and garage. The property offers excellent accommodation with three good sized bedrooms, spacious lounge and generous dining kitchen. Sold with no chain and vacant possession viewing is highly recommended.

- 3 Generous Bedrooms
- Fitted Dining Kitchen
- Newly Installed Bathroom
- Vacant Possession
- Spacious Lounge
- Gas Central Heated
- No Chain
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally situated for access to local amenities, shops schools and Bolton Hospital this three bedroom semi detached property offers excellent accommodation for a growing family.The accommodation comprises:- Entrance hall, lounge, dining kitchen, useful under stairs storage with plumbing for a washing machine. To the first floor there are three generous bedrooms and newly installed bathroom fitted with a modern white three piece suite. Outside there is a front garden paved for off road parking, to the rear is a private garden with large paved patio and a detached garage. The property also benefits from recently installed gas central heating and a rewire work and has been decorated throughout, viewing is highly recommended to appreciate al that is on offer. Sold with no chain and vacant possession.

Entrance Hall
Stairs to first floor landing, uPVC double glazed entrance doors, door to:

Lounge 14'7" x 14'11" (4.45m x 4.55m)
UPVC double glazed window to front, living flame effect electric fire set in marble effect surround, radiator, door to:

Kitchen/Diner 9'3" x 17'1" (2.82m x 5.21m)
Fitted with a matching range of modern base and eye level units with drawers and contrasting black granite worktop space, wine rack, 1+1/2 bowl stainless steel sink with mixer tap, space for fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, five ring gas hob with extractor hood over, two uPVC double glazed windows to rear, radiator, ceiling with recessed low-voltage, uPVC double glazed door to garden, door to:

Storage Cupboard
Useful storage cupboard with window to side, plumbing for washer.

Landing
UPVC frosted double glazed window to side, door to:

Bedroom 1 13'11" x 10'11" (4.24m x 3.33m)
UPVC double glazed window to front, radiator.

Bedroom 2 10'2" x 10'11" (3.10m x 3.33m)
UPVC double glazed window to rear, radiator.

Bedroom 3 9'11" x 7'0" (3.02m x 2.13m)
UPVC double glazed window to front, radiator.

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Bathroom
Refitted with three piece modern white comprising deep panelled L shaped bath with hand shower attachment over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear.

Outside
Front garden, enclosed by timber fencing and mature hedge to front and sides, extensive paved driveway to the front and side leading to garage, gated side access.
Private rear garden, enclosed by timber fencing to rear and sides, large paved patio, detached concrete sectional garage.

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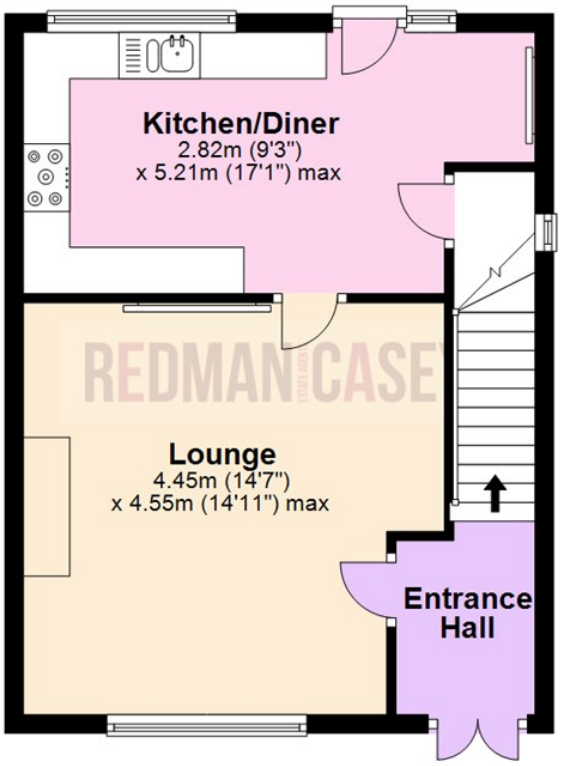
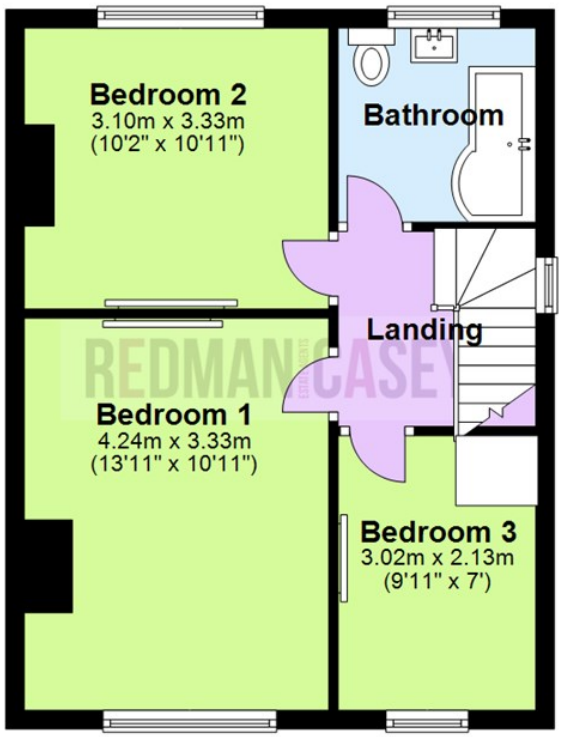
Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



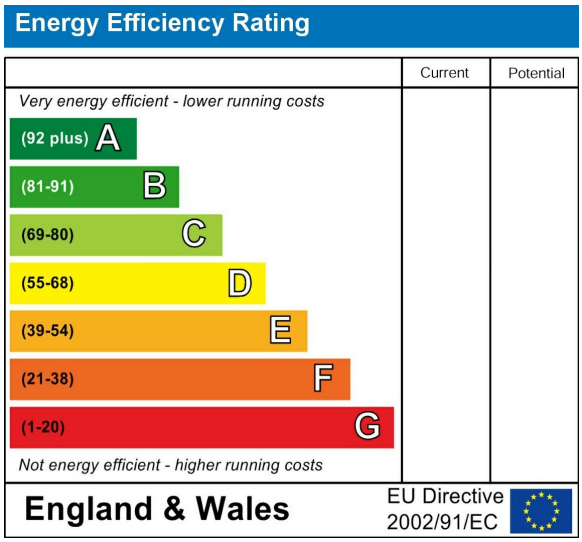
First Floor

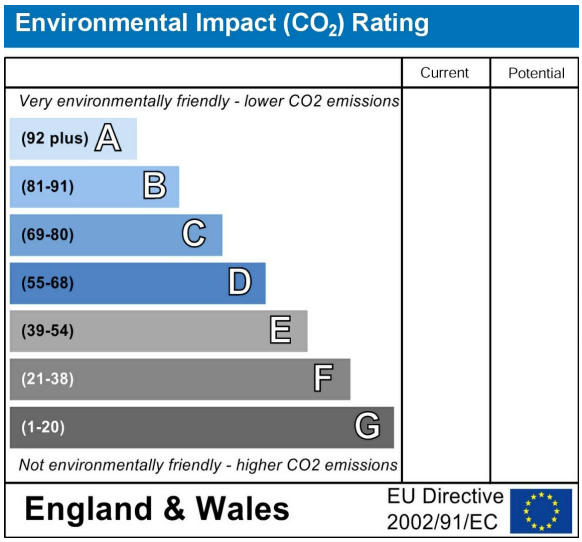
Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 81.1 sq. metres (873.0 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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