REDMAN CASEY ESTATE AGENTS

363 Manchester Road, Blackrod, Bolton, Lancashire, BL6 5BL

Offers In The Region Of £340,000

Superbly presented and extended three bedroom detached true bungalow offering excellent accommodation with planning for a further extension to the rear. Situated on a generous plot and offering off road parking for 4 cars the property has been improved and renovated by the current owners to a very high standard and only by internal inspection can this be appreciated.

- Extended Detached True Bungalow
- 2 Receptions
- Large Gardens and Off Road Parking
- EPC Rating TBC
- 3 Double Bedrooms
- 2 Bathrooms
- Viewing Essential
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located within this highly sought after village location and is positioned within easy reach of sought after primary schools, Middlebrook retail park, M61 motorway and Blackrod railway station. The property which has been totally renovated and extended by the current owners offers excellent and flexible accommodation throughout which comprises : Porch, entrance hall, lounge with wood burning stove, dining room, spacious kitchen with island, utility room three double bedrooms the master with fitted wardrobes and bedroom two with a en suite shower room, and family bathroom fitted with a modern three piece white suite. Outside there is extensive block paved driveway parking to the front with space for 4 cars and to the rear there is a large easily maintained garden with large paved patios, artificial grass, to two areas, vegetable and fruit garden with wild flower grassed area. Planning has also been granted for a single story extension and reconfiguration to the rear to make a large open plan living dining kitchen details of which can be found on Bolton Planning Portal under the reference 13930/22 (please note that the land where the double garage would be built is not included within this sale but may be available by separate negotiation).

Porch
Quarry tiled flooring, Composite double glazed entrance door, door to:

Entrance Hall
Radiator, laminate flooring, door to:

Lounge 13'11" x 12'10" (4.24m x 3.90m)
UPVC double glazed window to front, uPVC double glazed window to side, feature fireplace with brick built inset and tiled hearth, solid fuel burner stove with glass door in chimney, radiator, laminate flooring, coving to ceiling.

Dining Area 13'10" x 10'5" (4.21m x 3.17m)
UPVC double glazed window to rear, radiator, laminate flooring with recessed spotlights, open plan, door to:

Hallway
Open plan to:

Kitchen 12'7" x 14'3" (3.84m x 4.35m)
Fitted with a matching range of cream base and eye level units with underlighting, drawers, cornice trims and oak worktops, matching island unit with storage under, glazed display unit, twin bowl china butler style sink unit with stainless steel swan neck mixer tap and tiled splashbacks, integrated dishwasher, space for American style fridge/freezer, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, tiled flooring, under floor heating, ceiling with recessed spotlights, uPVC double glazed french doors to garden, door to:

Utility 7'3" x 10'6" (2.22m x 3.20m)
Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, tiled flooring, uPVC double glazed stable door to side.

Bedroom 1 12'0" x 13'0" (3.66m x 3.95m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with part mirrored sliding door, hanging rails and shelving, fitted matching bedside cabinets, radiator, laminate flooring.

Bedroom 2 11'9" x 9'7" (3.59m x 2.92m)
UPVC double glazed window to front, radiator, door to:

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

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Bedroom 3 10'0" x 12'10" (3.05m x 3.90m)
UPVC double glazed window to rear, laminate flooring, uPVC double glazed french doors to garden, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic to two walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, Upvc panelled ceiling with recessed spotlights.

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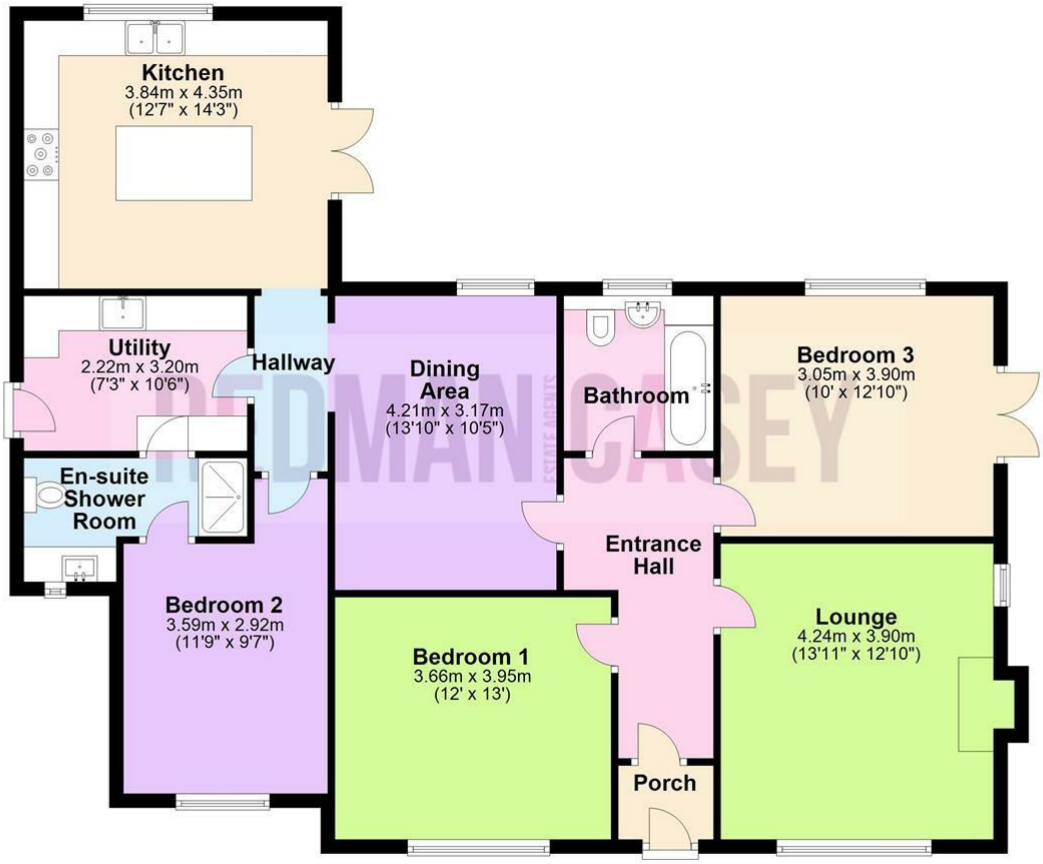
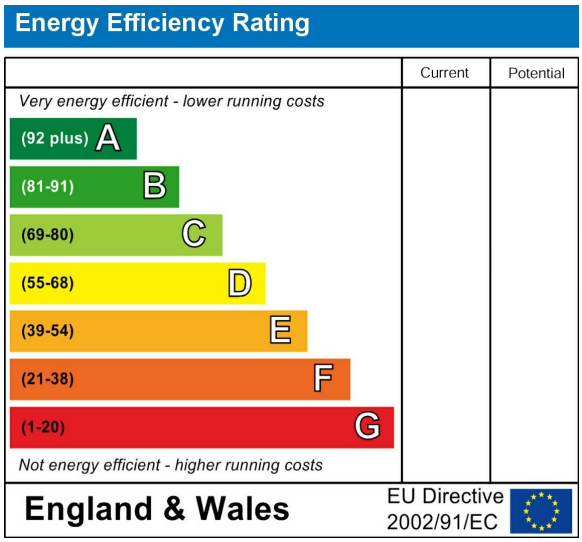
Ground Floor

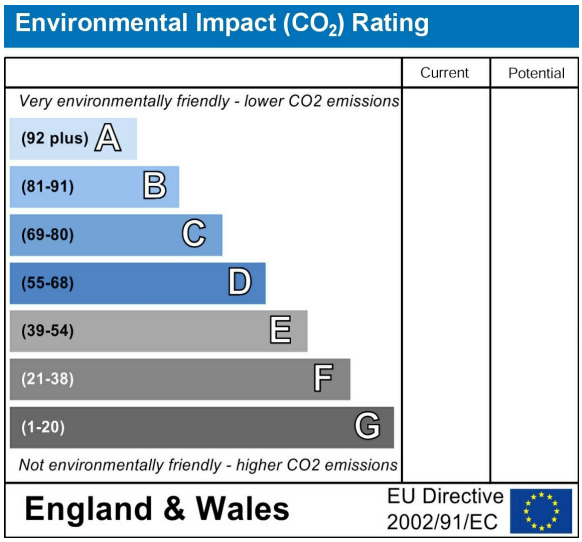
Approx. 117.7 sq. metres (1266.7 sq. feet)



Total area: approx. 117.7 sq. metres (1266.7 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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