REDMAN CASEY ESTATE AGENTS

8 Ventnor Avenue, Astley Bridge, Bolton, BL1 8PY

Offers Around £260,000

Extended three bedroom semi detached property in the extremely popular residential location of Astley Bridge. Situated in a quiet Cull-de-Sac this property is close to local schools, shops, and all local amenities. Benefiting from off road parking, double glazing, gas central heating, storage room, garden room and large enclosed rear garden, patio seating area. Room to extend with the correct permissions in place, this property is recommended d to view to appreciate all on offer and the potential.

- Semi Detached
- Off Road Parking
- Large Rear Garden
- Council Tax Band C
- Garden Room
- Extended
- Quiet Cul-De-Sac
- Three Bedrooms
- EPC Rating D
- Storage Room

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious three bedroom extended semi detached property, situated in the extremely popular location of Astley Bridge close to schools, shops, and all local amenities. Siting at the head of a quiet Cull-De-Sac this property comprises:- Entrance hall, lounge, dining kitchen, WC. To the first floor there are three bedrooms and a family bathroom. To the out side there is off road parking via the front drive leading to a fully enclosed rear garden with more off road parking a storage/ workshop, patio seating area, lawn garden, vegetable garden, summer house. Also benefiting from gas central heating and double glazing. There is an opportunity to extend with the correct permissions in place. Viewing is essential to appreciate both the potential and all that is on offer.

Entrance Hall
UPVC double glazed window to front, double radiator, stairs:

Lounge 18'1" x 10'10" (5.52m x 3.30m)
UPVC double glazed bay window to front, uPVC double glazed window to rear, log effect electric fire set in marble Adam style surround, two double radiators.

Kitchen/Diner 12'2" x 17'9" (3.72m x 5.41m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer and dishwasher, eye level fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC glazed windows to side, uPVC double glazed window to rear, uPVC double glazed window to front, double radiator, uPVC double glazed double door to rear:

WC
Two piece suite comprising, wash hand basin and low-level WC.

Bedroom 1
UPVC double glazed bay window to front, radiator:

Bedroom 2 8'9" x 17'9" (2.67m x 5.41m)
Two uPVC double glazed windows to rear, uPVC double glazed window to front, double radiator.

Bedroom 3 8'11" x 10'10" (2.72m x 3.30m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising vanity wash hand basin in vanity unit with drawers, mixer tap and mirror, shower enclosure with glass screen and low-level WC, uPVC double glazed window to front, heated towel rail.

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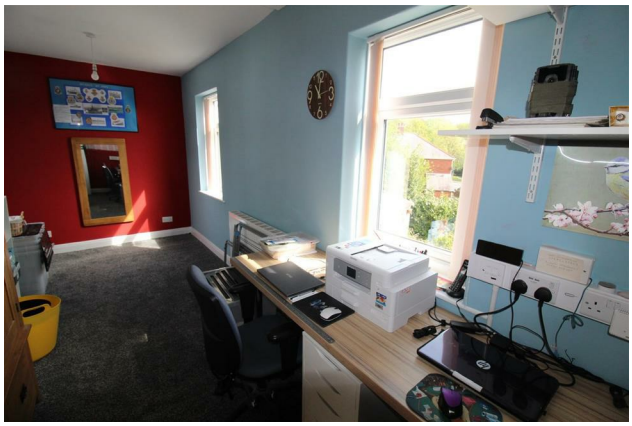
Garden Room
Wooden construction, window to side, window to front, double door.

Storage
Two uPVC double glazed windows to side, power and lighting:

Outside Front
Garden Area leading to driveway.

Outside Rear
Fully enclosed large garden area, lawn, mature flower beds, vegetable garden, storage Room, garden room, patio seating area, gated parking area.



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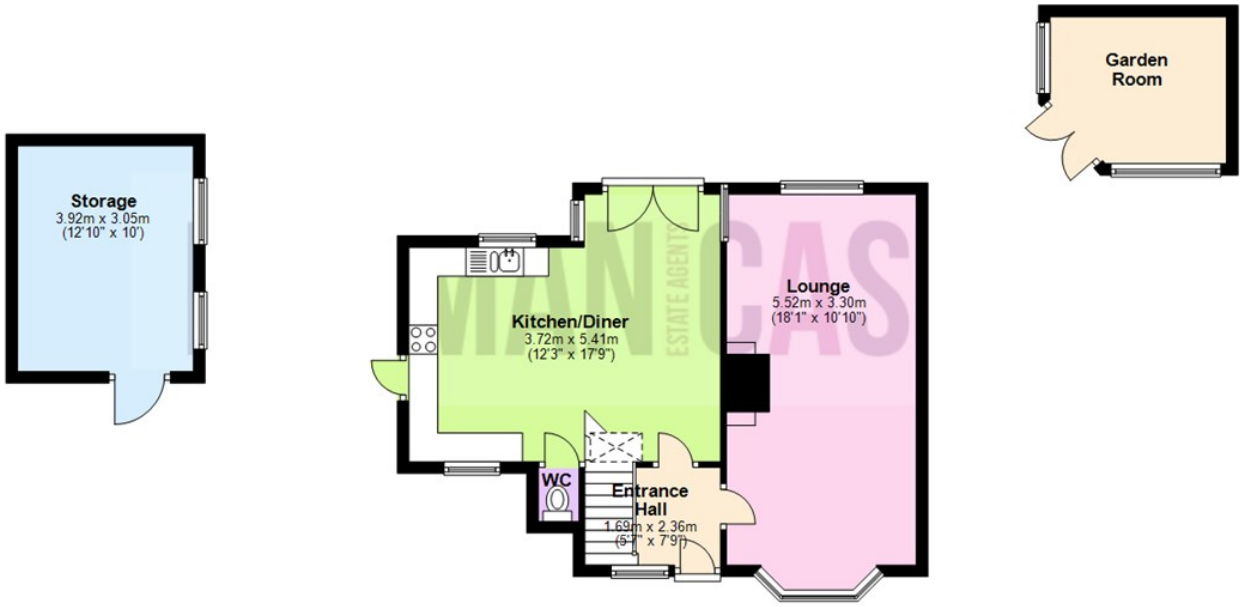
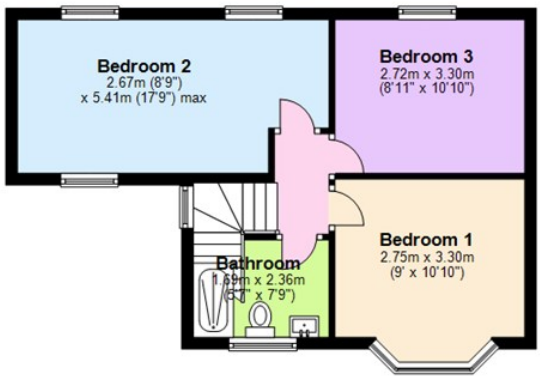
Ground Floor

Approx. 65.7 sq. metres (707.1 sq. feet)



First Floor

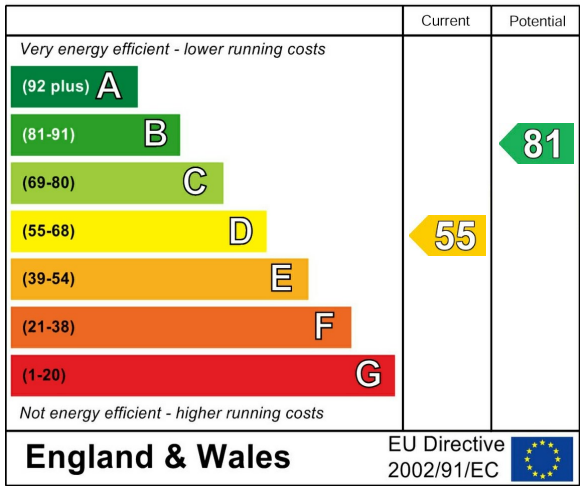
Approx. 40.0 sq. metres (430.5 sq. feet)



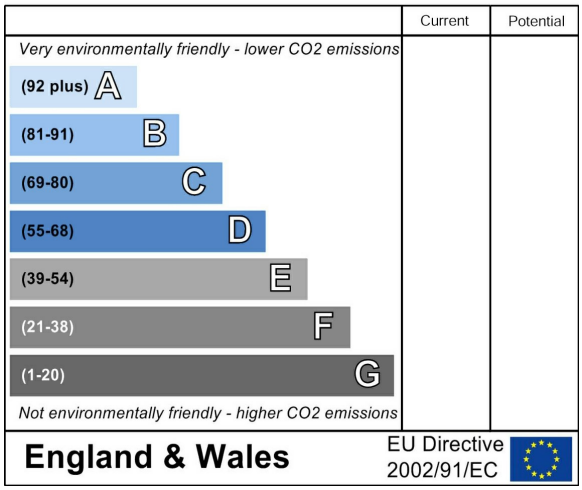
Total area: approx. 105.7 sq. metres (1137.7 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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