REDMAN CASEY ESTATE AGENTS

36 Catterall Crescent, Harwood, Bolton, BL2 4AD

Offers In The Region Of £340,000

Extended detached true bungalow, situated on this sought after crescent, offering deceptively spacious accommodation throughout. With 3 generous bedrooms spacious dining kitchen and 24' lounge diner the property must be viewed to appreciate the size on offer. Offering fantastic access to local countryside the property is not overlooked to the rear and is in easy access to local amenities shops and schools, sold with no chain and vacant possession.

- Detached True Bungalow
- 3 Generous Bedrooms
- Integral Garage
- EPC Rating D
- Extended with 24' Lounge Diner
- Kitchen Diner
- No Chain and Vacant Possession
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Offering fantastic extended accommodation this detached true bungalow is one not to be missed. The property comprises - Entrance hall, 3 generous bedrooms the master having built in wardrobes, bathroom fitted with a three piece white suite, spacious kitchen with integral access to large garage and a stunning 24' lounge diner with views over the rear garden, Outside there are easily maintained gardens to the front along with block paved driveway offering parking for 3 cars and leading to the attached garage. To the rear is a private garden not overlooked with patio areas and lawn with shrub borders. The property is ideally located for access to local amenities, shops and local schools along with open countryside, Viewing is highly recommended. Sold with no chain and vacant possession.

Entrance Hall
Composite double glazed entrance door, radiator, coving to ceiling, door to built-in storage cupboard with gas and electricity meters, , door to:

Lounge 11'9" x 24'3" (3.57m x 7.38m)
UPVC double glazed window to rear, uPVC double glazed window to front, coal effect gas fire with set in and marble effect inset and hearth, radiator, two wall lights, coving to ceiling with recessed spotlights, uPVC double glazed patio doors to garden, door to:

Kitchen 13'3" x 8'6" (4.05m x 2.59m)
Fitted with a matching range of oak fronted base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, radiator, laminate flooring, door to:

Bedroom 1 15'9" x 11'5" (4.79m x 3.48m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table, vanity mirror, bedside cabinets and drawers with drawers, radiator, coving to ceiling.

Bedroom 2 13'4" x 8'8" (4.07m x 2.63m)
UPVC double glazed window to front, radiator.

Bedroom 3 8'7" x 8'7" (2.62m x 2.62m)
UPVC double glazed window to side, radiator, double radiator, coving to ceiling, wall mounted gas combination boiler serving heating system and domestic hot water.

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Bathroom
Fitted with three piece white suite with 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 tiling to all walls, uPVC frosted double glazed window to side, radiator.

Garage
Integral single garage with power and light connected, water tap, window to side, window to rear, Up and over door, uPVC double glazed door to garden.

Outside
Front garden, block paved driveway to the front and side leading to garage and with car parking space for three cars with gravelled area, enclosed by dwarf brick wall and hedge front and sides. Private established rear gardens, enclosed by timber fencing to rear and sides with lawned area and mature flower and shrub borders, paved pathway, paved sun patio, timber garden shed, outside cold water tap, security lighting, side gated access.

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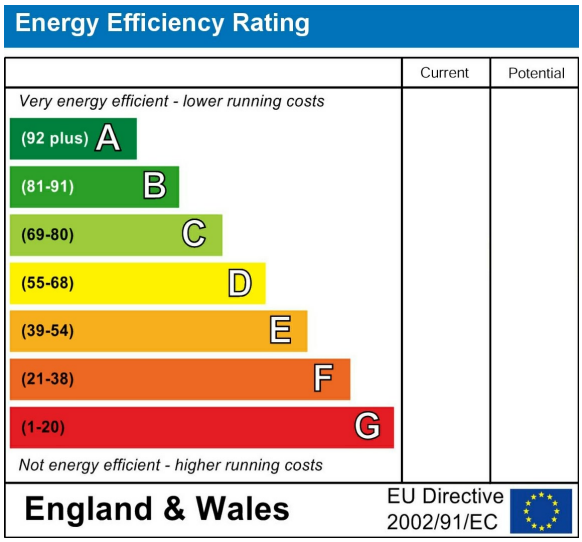
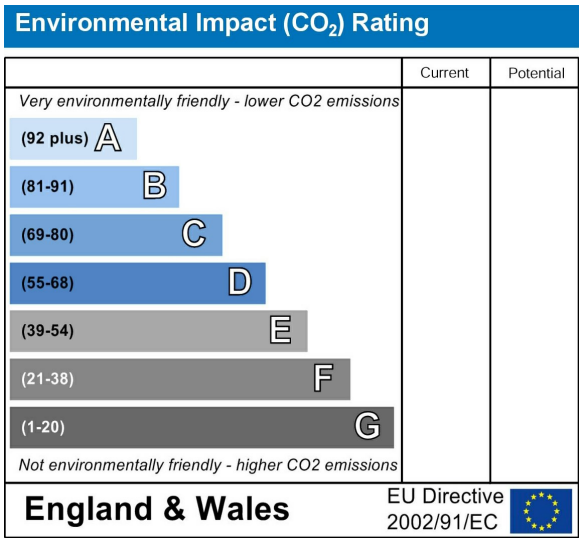
Ground Floor

Approx. 98.8 sq. metres (1063.8 sq. feet)

Total area: approx. 98.8 sq. metres (1063.8 sq. feet)





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