REDMAN CASEY ESTATE AGENTS

1 Culross Avenue, Ladybridge, Bolton, Lancashire, BL3 4PT

Offers Around £340,000

Well presented three bedroom spacious detached bungalow occupying a generous corner plot in the popular residential location of Ladybridge. Close to local schools, shops and all local amenities. The property comprises:- Porch, entrance hall, lounge, kitchen diner, three double bedrooms (one currently used as dining room) conservatory bathroom, garage ,gardens to thee sides, driveway, covered patio area and outside dining area. Also benefits from double glazing and gas central heating. The property will be sold with vacant possession and no onward chain Viewing is highly recommended to appreciate all that is on offer and the location.

- Detached Bungalow
- Garage
- Three Bedroom
- Vacant Possession
- Gas Central Heating
- Off Road Parking
- Gardens Front And Rear
- No Chain
- Double Glazed
- Flexible Accommodation

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Three Bedroom true Bungalow in the very popular residential location of Ladybridge. Close to local schools, shops and all local amenities. The property comprises:- Porch, entrance hall, lounge, kitchen diner, three double bedrooms (one currently used as dining room) conservatory bathroom, garage ,gardens to thee sides, driveway, covered patio area and outside dining area. Also benefits from double glazing and gas central heating. The property will be sold with vacant possession and no onward chain Viewing is highly recommended to appreciate all that is on offer and the location.

Porch
Two uPVC double glazed windows to side, uPVC double window to front, uPVC double glazed window to front, window to side, uPVC frosted double glazed window to front, uPVC double glazed frosted entrance door to front.

Hallway
Bi-fold door to cloakroom.

Lounge 12'10" x 18'8" (3.92m x 5.69m)
UPVC double glazed bow window to side, fitted coal effect gas fire fireplace set in marble surround, two double radiators.

Kitchen Diner 12'10" x 10'8" (3.92m x 3.24m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic and dishwasher, electric fan assisted oven, electric hob, pull out extractor hood, uPVC double glazed window to rear, radiator, uPVC double glazed frosted entrance door to rear.

Conservatory
UPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed window to front, uPVC double entrance double door to rear.

Bathroom
Three piece suite comprising pedestal wash hand basin, shower cubicle with electric shower and glass screen and low-level WC, tiled surround, uPVC frosted double glazed window to front, radiator. Airing cupboard.

Bedroom 1 12'10" x 10'7" (3.92m x 3.22m)
UPVC double glazed bay window to side, double radiator.

Bedroom 2 10'10" x 13'1" (3.30m x 3.99m)
UPVC double glazed bow window to side, uPVC double glazed bow window to front, double radiator.

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Bedroom 3 10'10" x 10'7" (3.30m x 3.22m)
UPVC double glazed window to side, double radiator, uPVC glazed entrance door to side.

Garage
Up and over door. With plumbing and outside tap.

Outside Front
Garden laid to lawn with pathway to front porch.

Outside Side
Laid to lawn with off road parking and driveway leading to garage.

Outside Rear
Paved covered seating area leading to lawn and garage with mature planting and outside dining area.

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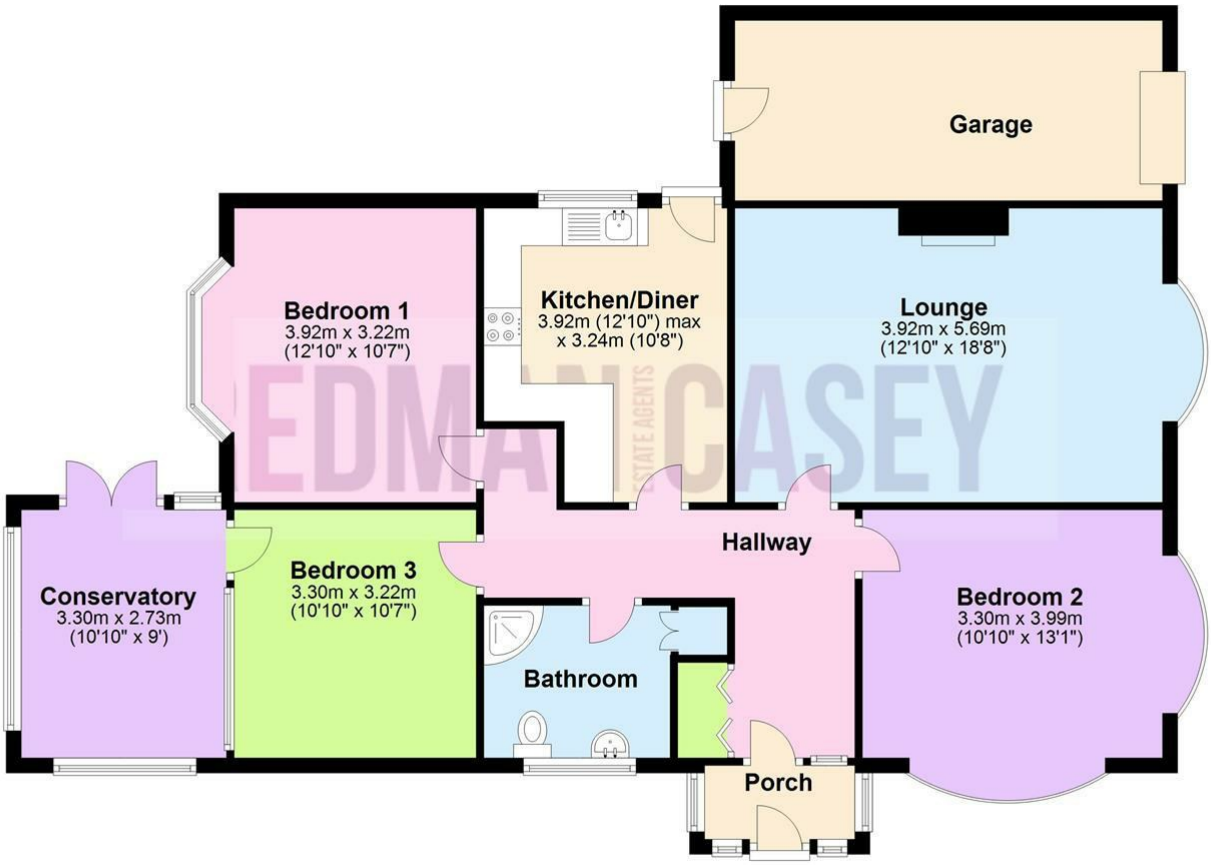
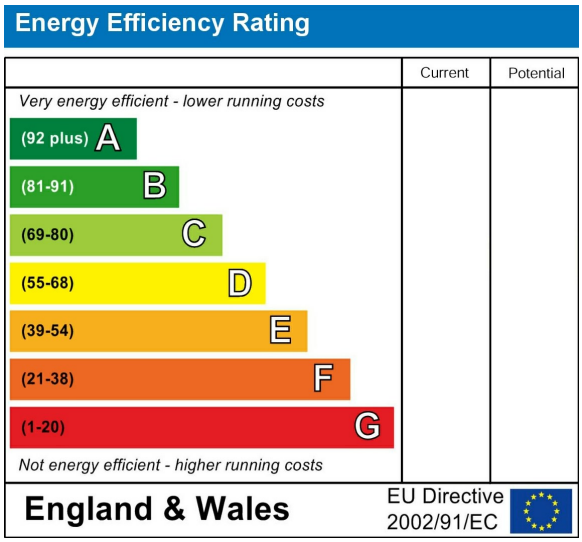
Ground Floor

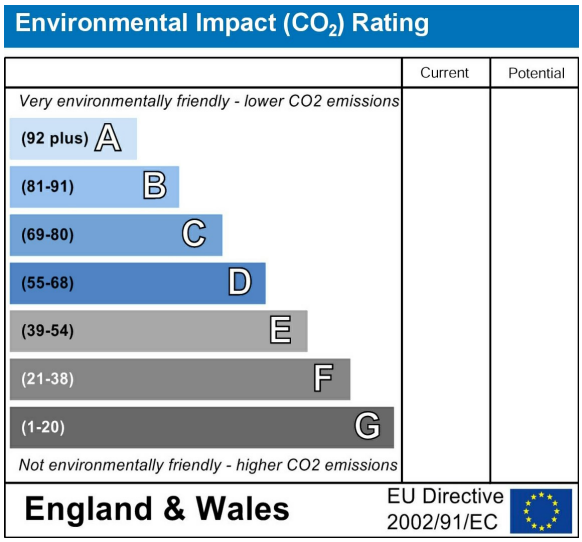
Approx. 120.2 sq. metres (1293.5 sq. feet)



Total area: approx. 120.2 sq. metres (1293.5 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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