REDMAN CASEY ESTATE AGENTS

151 Claypool Road, Horwich, Bolton, BL6 6JP

Offers In The Region Of £240,000

Well presented extended three bedroom, two reception room, semi detached true bungalow. Offering excellent accommodation with modern fitted kitchen, lounge, dining area and bathroom, stunning front and rear gardens, viewing is by appointment only and the property is ideally located for access to local amenities and transport links viewing is essential to appreciate all that is on offer.

- Extended 3 Bedroom True Bungalow
- Modern Fitted Kitchen
- Superb Gardens
- Council Tax Band C
- 2 Reception Rooms
- 3 Piece Modern Bathroom
- Viewing Essential
- EPC Rating C

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Ideally located for access to local amenities and transport links this semi detached extended true bungalow offers excellent accommodation which comprises :- Porch, lounge with superb open aspect views across Horwich and beyond, hallway, modern fitted kitchen with built in and integral appliances, bathroom fitted with a modern a three piece suite, dining area and three bedrooms two with built in wardrobes. Outside there is a well stocked front garden with extensive paved driveway with parking for 3 vehicles and a private rear garden with lawn and patio area well stocked beds and borders, metal shed. Viewing is essential to appreciate all that is on offer.

Porch
Built-in storage cupboard with gas and electricity meters, radiator, laminate flooring, uPVC double glazed entrance door with matching side panel, door to:

Lounge 16'3" x 11'2" (4.95m x 3.40m)
UPVC double glazed window to front, coal effect gas fire with ornate marble Adam style surround and marble inset and hearth, radiator, coving to ceiling, door to:

Hall
Laminate flooring, open plan to Dining Area, door to:

Kitchen 9'0" x 9'1" (2.74m x 2.76m)
Fitted with a matching range of modern base and eye level units with contrasting worktops, carousel corner unit, display shelves, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, heated towel rail, integrated fridge/freezer, plumbing for washing machine, space for tumble dryer, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, Upvc double glazed door to side.

Dining Area 9'8" x 9'1" (2.95m x 2.76m)
UPVC double glazed window to side, laminate flooring, coving to ceiling.

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, ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 1 13'0" x 11'2" (3.95m x 3.40m)
UPVC double glazed window to rear, 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, bedside cabinets and drawers, radiator, coving to ceiling.

Bedroom 2 10'0" x 7'10" (3.06m x 2.39m)
UPVC double glazed window to rear, radiator.

Bedroom 3 10'0" x 7'10" (3.06m x 2.39m)
Built-in double wardrobes with hanging rails and shelving, laminate flooring, uPVC double glazed french doors to garden.

Outside
Front garden, driveway to the front with car parking space for three cars with lawned area and mature flower and shrub borders.
Private rear garden, enclosed by brick wall, timber fencing and mature hedge to rear and sides, large paved sun patio with steps up to lawned area and well stocked mature flower and shrub borders, metal garden shed, side gated access.

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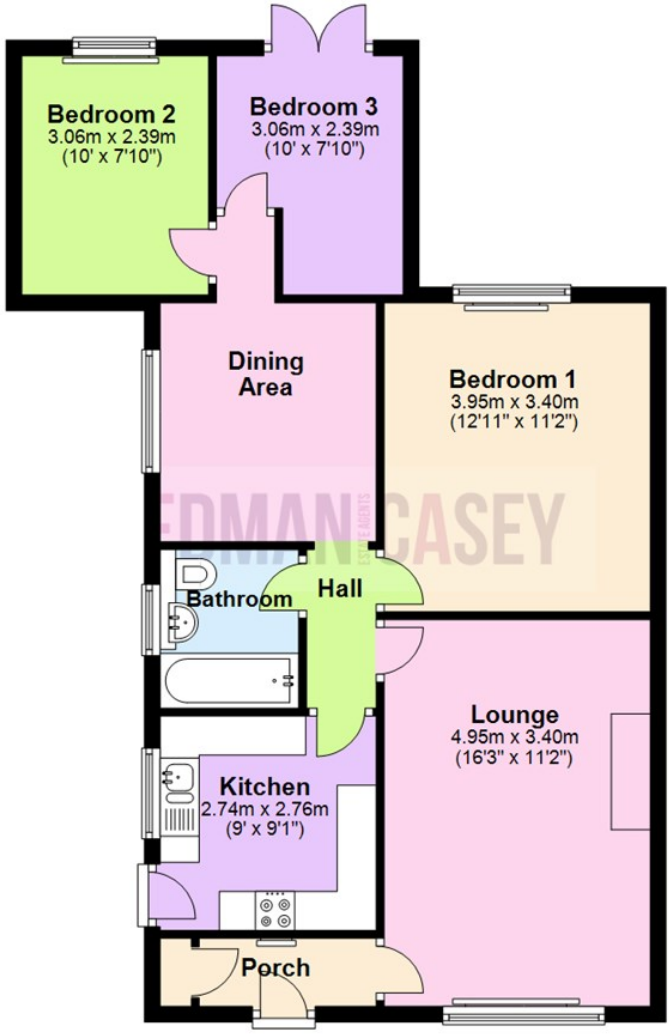
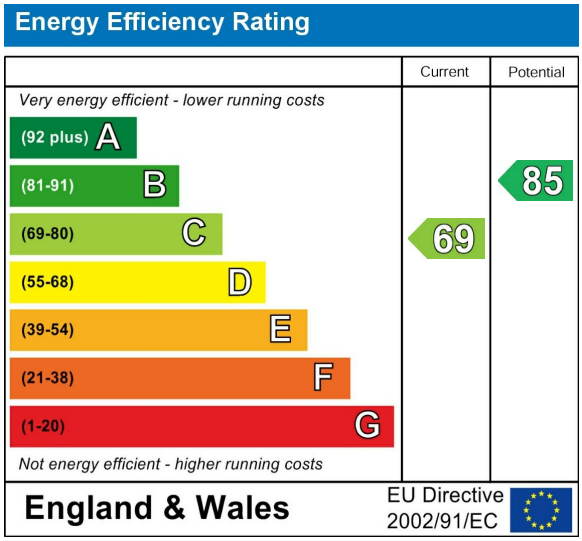
Ground Floor

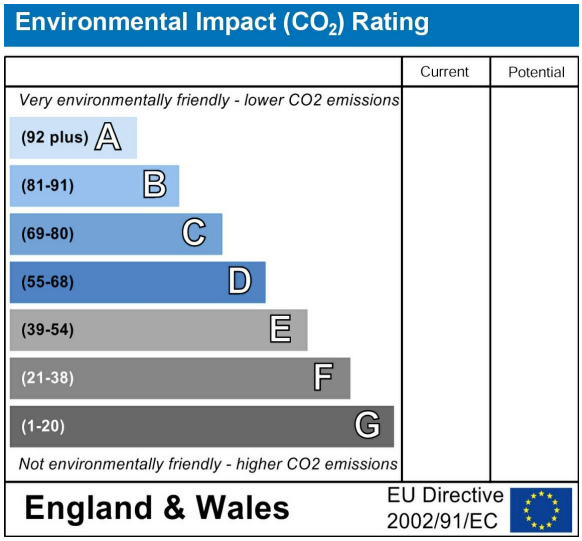
Approx. 71.5 sq. metres (769.2 sq. feet)



Total area: approx. 71.5 sq. metres (769.2 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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