REDMAN CASEY ESTATE AGENTS

7 New Tong Field, Bromley Cross, Bolton, Lancashire, BL7 9XU

£215,000

Three bedroom extended semi detached property in the popular residential location of Bromley Cross. This property is close to local shops, schools and all amenities. Benefiting from double glazing gas central heating garage and large garden to rear, which offers the potential to extend with the correct planning permission. Viewing advised to appreciate potential and what is on offer.

- Three Bedroom
- Double Glazing
- Large Outside Space
- Gas Central Heating
- Garage
- Popular Location

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Extended three bedroom semi detached property in a popular location. This property is close to local shops schools and all local amenities including Bromley Cross Railway Station. The property comprises,:- Lounge, kitchen, dining room, to the first floor there are three bedrooms and a family bathroom. This property also benefits from double glazing, gas central heating, garage and off road parking. Garden to front and large garden to rear. Extending to rear is possible with the correct planning permission. Viewing is highly recommended to appreciate the potential and to avoid disappointment.

Entrance Vestibule
UPVC frosted double glazed window to side, uPVC frosted double glazed window to front, door to:

Lounge 15'9" x 14'6" (4.80m x 4.42m)
UPVC double glazed window to front, fitted coal effect gas fire fireplace set in wooden surround, double radiator, stairs, door to:

Kitchen 8'4" x 14'6" (2.54m x 4.42m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge and freezer, fitted oven, built-in electric ceramic hob, two uPVC double glazed windows to rear, double radiator, uPVC double glazed frosted door to rear, door to:

Dining Room 12'1" x 7'10" (3.68m x 2.39m)
Radiator, uPVC double glazed sliding patio door to rear.

Landing
UPVC double window to side, door to:

Bedroom 1 14'1" x 8'3" (4.29m x 2.52m)
UPVC double glazed window to front, , built-in double wardrobes with hanging rails, shelving, overhead storage and drawers, double radiator, two double doors, door to:

Bedroom 2 10'0" x 8'3" (3.06m x 2.52m)
UPVC double glazed window to rear with hanging space built-in wardrobes, radiator, double door, door to:

Bedroom 3
UPVC double glazed window to front, built-in wardrobes with hanging space, double door, door to:

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, ceramic tiling, uPVC frosted double glazed window to rear, heated towel rail.

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Garage
Metal up and over door. Power to Garage

Outside Front
Driveway to garage lawned arear and mature flower beds

Outside Rear
Enclosed garden set mainly to lawns and mature flower beds with patio seating area. Terraced to three levels.

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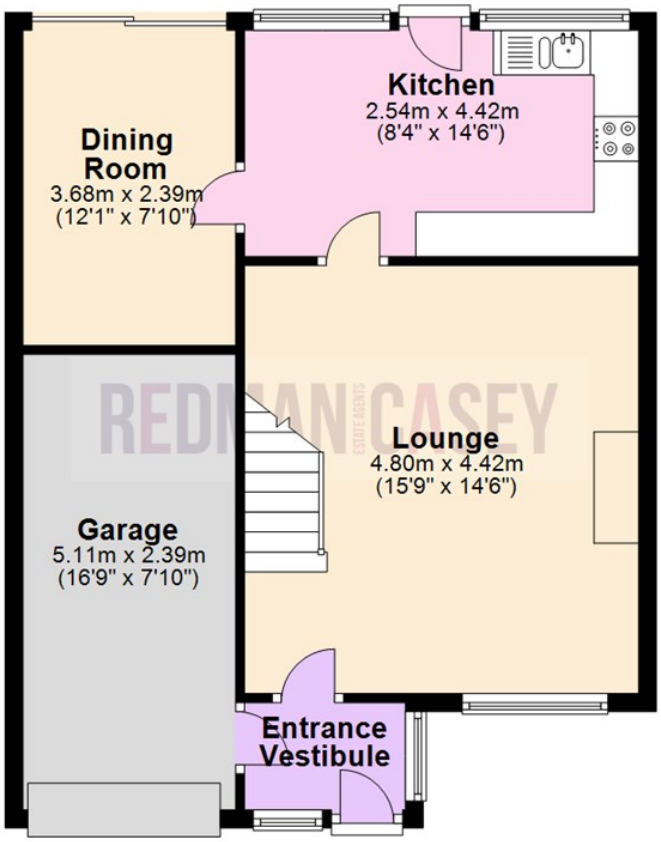
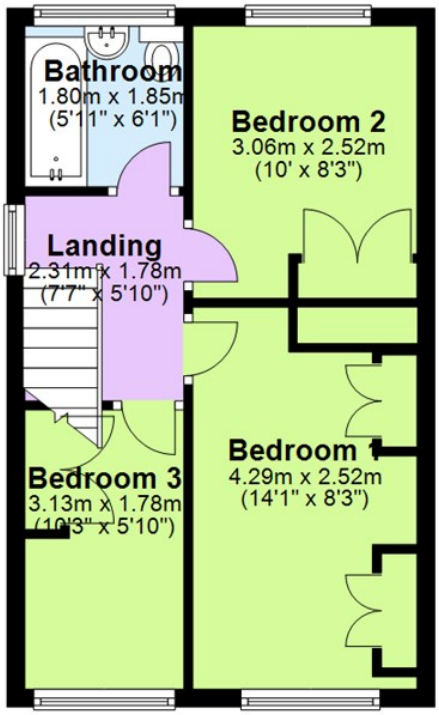
Ground Floor

Approx. 57.4 sq. metres (617.8 sq. feet)



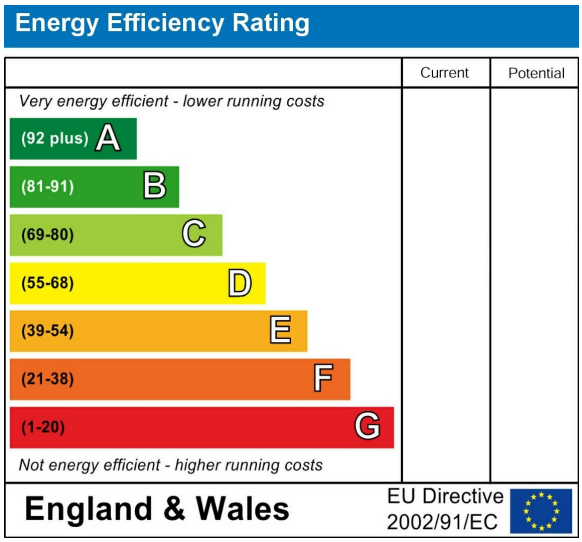
First Floor

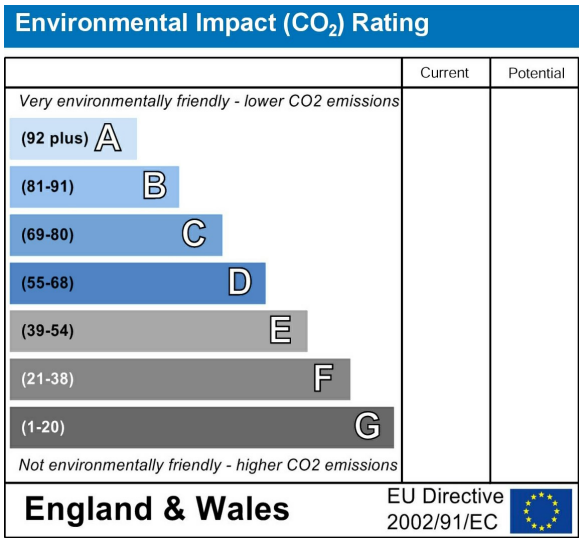
Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 90.3 sq. metres (971.8 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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