REDMAN CASEY ESTATE AGENTS

5 Lennox Gardens, Ladybridge, Bolton, BL3 4NH

Offers In The Region Of £325,000

Deceptively spacious 3 bedroom detached bungalow situated on a quiet cul de sac location and offered for sale with no onward chain and vacant possession. The property offers excellent accommodation with large lounge, fitted breakfast kitchen, 3 bedrooms the master with fitted wardrobes, bathroom with three piece suite and separate w.c. Extended via a conservatory and adding a utility area the property also benefits from a good sized integral garage. Viewing is essential to appreciate the size and location on offer.

- 3 Bedroom Detached True Bungalow
- Fitted Breakfast Kitchen
- No Chain
- EPC Rating D
- Spacious Lounge
- Conservatory
- Vacant Possession
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Situated on a cul de sac on this ever popular residential estate, this deceptively spacious true bungalow offers excellent accommodation suitable for a variety of clients needs, older person requiring single level accommodation family house with potential to expand. Currently the property comprises : Porch, entrance hall, lounge fitted breakfast kitchen with built in appliances, conservatory and utility area. 3 generous bedrooms and bathroom fitted with a three piece suite and separate wc. Outside there are open plan gardens with extensive driveway parking for 3-4 cars leading to a integral single garage, to the rear there is an enclosed garden with paved patio and pathways, spacious lawn with mature flower and shrub borders. The property is available with no chain and vacant possession.

Porch
UPVC frosted double glazed window to front, double radiator, uPVC double glazed entrance door.

Entrance Hall
Skylight, built-in storage cupboard with shelving, double radiator.

Lounge 19'10" x 12'9" (6.05m x 3.89m)
UPVC double glazed window to rear, gas fire set in ornate surround, double radiator, coving to ceiling.

Kitchen/Breakfast Room 15'7" x 8'10" (4.76m x 2.69m)
Fitted with a matching range of white base and eye level units with underlighting, drawers and contrasting round edged worktops, breakfast bar, 1+1/2 bowl composite sink unit with single drainer and swan neck mixer tap, integrated fridge/freezer, plumbing for dishwasher, built-in eye level electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring.

Conservatory 13'0" x 10'3" (3.96m x 3.12m)
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, two windows to rear, four windows to side, three double radiators, ceramic tiled flooring, uPVC double glazed patio door to garden.

Utility Area
Plumbing for washing machine, space for tumble dryer.

Bedroom 1 14'11" x 9'1" (4.54m x 2.77m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table, bedside cabinets and drawers, radiator, coving to ceiling.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Bedroom 3 11'0" x 7'8" (3.36m x 2.34m)
UPVC double glazed window to front, radiator.

Bedroom 2 11'0" x 10'4" (3.36m x 3.15m)
UPVC double glazed window to side, double radiator, wall mounted electric fire.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap and bidet, full height ceramic tiling to all walls, mirrored cabinet with lighting, uPVC frosted double glazed window to rear, heated towel rail, double radiator, ceramic tiled flooring.

WC
UPVC frosted double glazed window to side, radiator.

Outside
Open plan front garden, paved driveway to the front leading to garage and with car parking space for three four cars with lawned area, paved pathway leads round both sides and mature flower and shrub borders.
Spacious rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders.

Garage
Integral brick built single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, frosted double glazed window to side, two up and over doors one to the front and one to the rear.

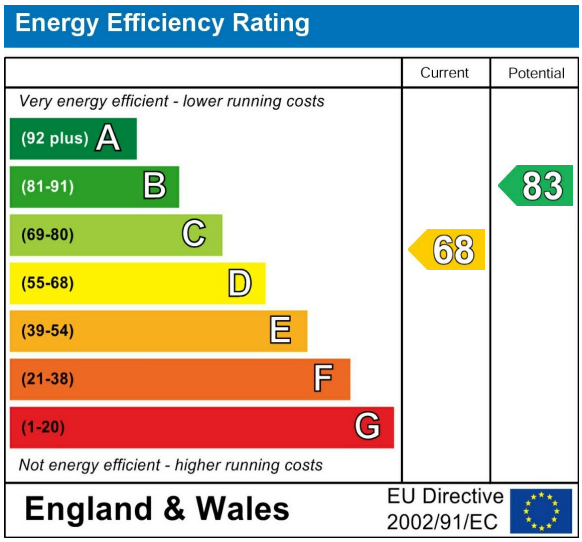
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

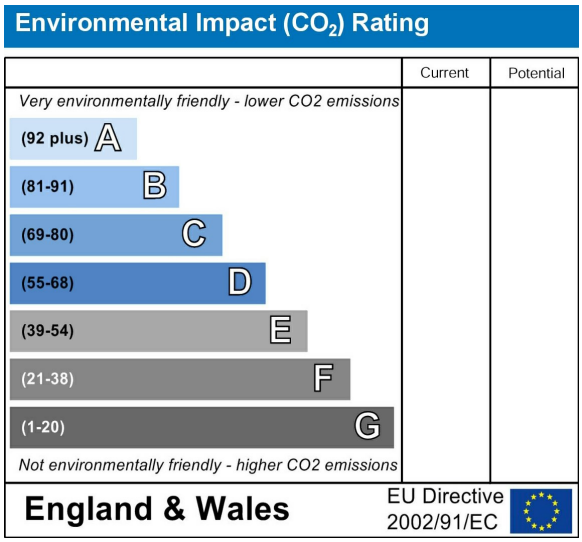
Ground Floor

Approx. 104.7 sq. metres (1127.3 sq. feet)

Total area: approx. 104.7 sq. metres (1127.3 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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk