REDMAN CASEY ESTATE AGENTS

35 Melbourne Grove, Horwich, Bolton, Lancashire, BL6 5NB

Offers Over £230,000

Deceptively spacious and extended 4 bedroom semi detached property occupying a corner plot position on this highly sought after residential street. The property benefits from extra land to the side with a large detached garage two bathrooms two reception rooms plus sun room and generous dining kitchen. Sold with no chain and vacant possession viewing is essential to appreciate the sized and scope on offer.

- No Chain
- Extended Family Home
- 4 Bedrooms
- Sun Room to Rear

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, leisure centre, shops and schools make this a property not to be missed. Situated on this popular road the property has been extended and improved by the current owners to provide a deceptively spacious family home which comprises :- Porch, entrance hall, bathroom fitted with a 5 piece suite, lounge, dining room, sun room, kitchen breakfast room. To the first floor there are 4 bedroom 3 with fitted wardrobes and family shower room. Outside there is an easily maintained rear garden with extensive patio, mature shrub borders shed and greenhouse to the front and side is a garden area with mature flower and shrubs driveway and detached garage with power and light connected. The property also owns the land to the front of the garages which provides and extra parking space and the corner garden at the far end. The property is sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer

Porch
UPVC double glazed window to front, two uPVC double glazed windows to side, uPVC double glazed entrance door, door to:

Entrance Hall
Built-in under-stairs storage cupboard, built-in storage cupboard, radiator, stairs, double door, door to:

Bathroom
Fitted with five piece suite comprising deep corner bath with mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure with electric shower over and bidet, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, circular hardwood frosted double glazed window to front, double radiator, Upvc panelled ceiling with recessed low-voltage spotlights.

Lounge 12'0" x 11'1" (3.65m x 3.38m)
UPVC double glazed window to front, living flame effect gas fire with stone built surround, radiator, three wall lights, door to:

Dining Room 10'9" x 10'3" (3.28m x 3.12m)
Radiator, uPVC double glazed patio door to:

Sun Room
Half brick construction with uPVC double glazed windows and power and light connected, window to rear, two windows to side, radiator, Insulated lightweight solid roof.

Kitchen/Breakfast Room 10'9" x 16'3" (3.28m x 4.96m)
Fitted with a matching range of base and eye level cupboards with worktop space, matching breakfast bar, wine rack, 1+1/2 bowl composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge and freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, frosted double glazed window to rear, double radiator, door to:

Landing
Storage cupboard, door to:

Bedroom 1 16'3" x 8'6" (4.95m x 2.60m)
UPVC double glazed window to rear, uPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with mirrored sliding doors, hanging rails and shelving, two radiators.

Bedroom 2 12'0" x 11'1" (3.65m x 3.37m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three double wardrobes with hanging rails and shelving, radiator, two wall lights, coving to ceiling.

Bedroom 3 10'9" x 11'1" (3.28m x 3.37m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with mirrored sliding doors, further built-in double wardrobe(s) with hanging rails and shelving, radiator.

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Bedroom 4 8'0" x 5'11" (2.45m x 1.81m)
UPVC double glazed window to front, radiator.

Shower Room
Refitted with three piece modern white suite comprising shower enclosure with electric shower over, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, heated towel rail full height upvc wall panelling to all walls, frosted double glazed window to rear, Upvc panelled ceiling.

Outside
Front garden, driveway to the side leading to garage, enclosed by dwarf brick and fencing to front and sides, paved pathway with mature ornamental flower and shrub borders.
Rear garden, enclosed by brick wall and timber fencing to rear and sides, large paved sun patio, aluminium greenhouse, timber garden shed, paved pathway, mature ornamental flower and shrub borders, side gated access, cold water tap, security lighting.
Side garden (please note that the property own the enclosed land to the front of the garages and the small rockery to the top corner) enclosed by fencing to front and side, gravelled area with parking space for one car

Garage
Detached brick built garage with power and light connected, part boarded eaves storage space water tap, Electric roller shutter door.

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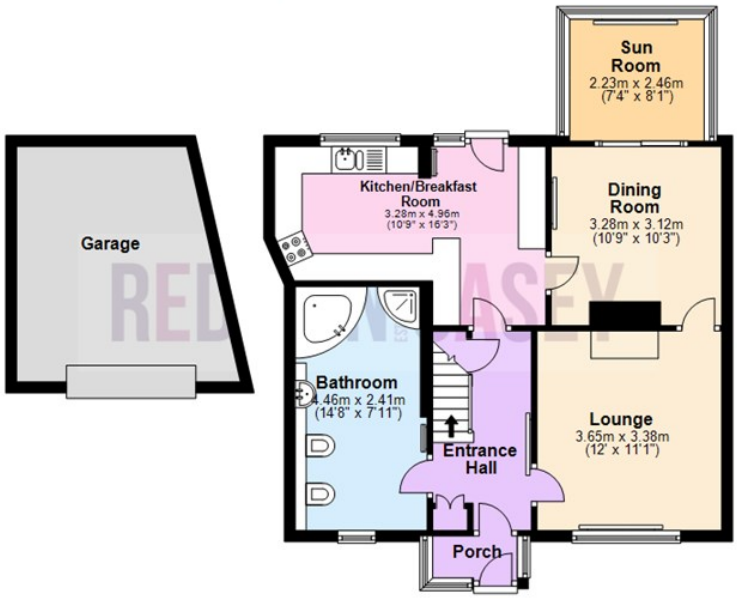
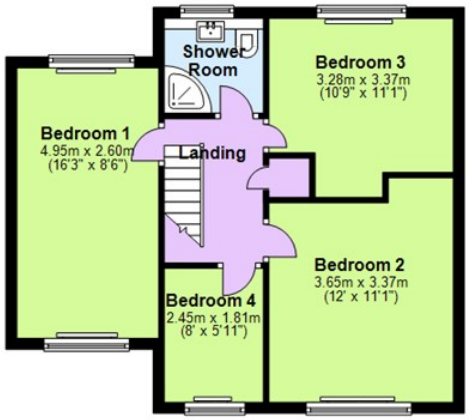
Ground Floor

Approx. 62.6 sq. metres (673.8 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



Total area: approx. 113.1 sq. metres (1216.9 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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