REDMAN CASEY ESTATE AGENTS

49 New Hall Lane, Heaton, Bolton, BL1 5LW

Offers Over £350,000

Stunning period semi detached property situated on this highly sought after road in Heaton, offering superb accommodation which has been sympathetically modernised but keeping the many features and character. The property offers deceptively spacious accommodation with two large reception rooms and dining kitchen, 4 generous double bedrooms and modern shower room with separate wc. Outside there are gardens to the front and rear and the option to create off road parking to the rear. Sold with no chain and vacant possession only by viewing this superb property can you really appreciate all that is on offer. Please note some of the room photos have been uploaded with AI generated interiors

- Stunning Period Semi Detached
- Fitted Kitchen
- Viewing Essential
- EPC Rating D
- Two Receptions
- 4 Generous Double Bedrooms
- Sold with No Chain
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located in the centre of Heaton this charming but deceptively spacious semi detached property offers charm and period features in abundance but has been sympathetically modernised to deal with modern day living. The property offers flexible accommodation of over 1500sqft which comprises : Porch, reception hallway with stunning ornamental fireplace, spacious lounge, dining room and breakfast kitchen with utility room off. To the first floor there are 4 generous double bedrooms modern shower room and separate wc. Outside there is a garden to the front and to the rear a private well stocked rear garden with brick built storage building and artificial lawned area and paved patio, there is also the opportunity to have off road parking there was previously an garage which has been removed however the access is still there. Perfectly located for access to amenities, shops, sought after schools and transport links makes this a property not to be missed, viewing is essential, sold with no chain and vacant possession. Please note some of the room photos have been uploaded with AI generated interiors

Vestibule
Part glazed entrance door, door to:

Entrance Hall
Sealed unit double glazed leaded window to front, feature original fireplace with tiled inset and hearth, ornamental plate rack, coving to ceiling, stairs to first floor landing, door to:

Cloakroom
Built-in under-stairs storage cupboard, double door, door to:

Lounge 14'7" x 14'10" (4.45m x 4.53m)
Hardwood sealed unit glazed leaded bow window to front, coal effect gas fire set in tiled surround and tiled inset and hearth, double radiator, coving to ceiling.

Dining Room 12'4" x 15'2" (3.76m x 4.62m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Kitchen/Diner 13'7" x 11'3" (4.13m x 3.43m)
Fitted with a matching range of cream base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer and range, uPVC double glazed window to rear, uPVC frosted double glazed window to side, double radiator, vinyl flooring, picture rail, coving to ceiling, door to:

Utility 7'0" x 4'7" (2.13m x 1.40m)
Base and eye level units, plumbing for washing machine, space for tumble dryer, uPVC frosted double glazed window to rear, uPVC double door to garden.

Landing
Frosted double glazed leaded window to side, picture rail, door to:

Bedroom 1 14'6" x 15'3" (4.43m x 4.65m)
UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom 2 12'5" x 11'2" (3.78m x 3.40m)
UPVC double glazed window to rear, radiator, picture rail, coving to ceiling.

Bedroom 3 9'5" x 11'3" (2.87m x 3.43m)
UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom 4 8'6" x 9'6" (2.59m x 2.90m)
Hardwood sealed unit double glazed window to rear, radiator, coving to ceiling.

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Shower Room
Fitted with two piece suite comprising tiled double shower enclosure with electric shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and heated towel rail, electric fan heater, shaver point ceramic tiling to all walls, hardwood frosted double glazed leaded window to rear with stained glass, double radiator, vinyl flooring.

WC
Hardwood frosted double glazed leaded window to side with stained glass, low-level WC, half height ceramic tiling to all walls, vinyl flooring.

Outside
Front garden, enclosed by dwarf brick wall to front with well stocked mature flower and shrub borders, pathway leading to front entrance door, gated access.
Private rear garden, enclosed by brick wall and timber to rear and sides, paved sun patio with artificial lawned area and well stocked mature flower and shrub borders, brick-built storage shed with power and light connected, rear gated access potential for off road parking from rear access road.

Photos
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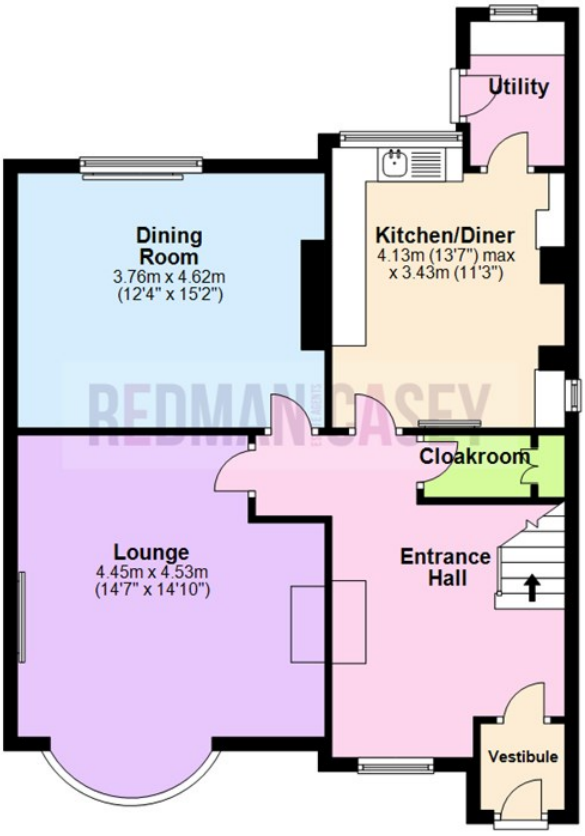
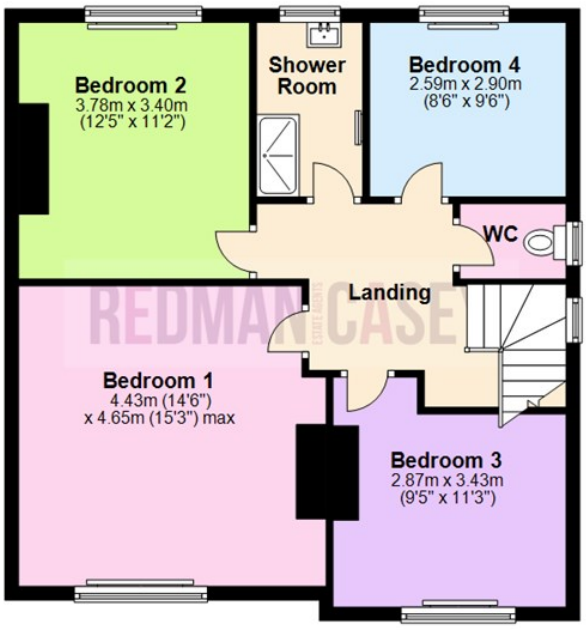
Ground Floor

Approx. 73.7 sq. metres (793.8 sq. feet)



First Floor

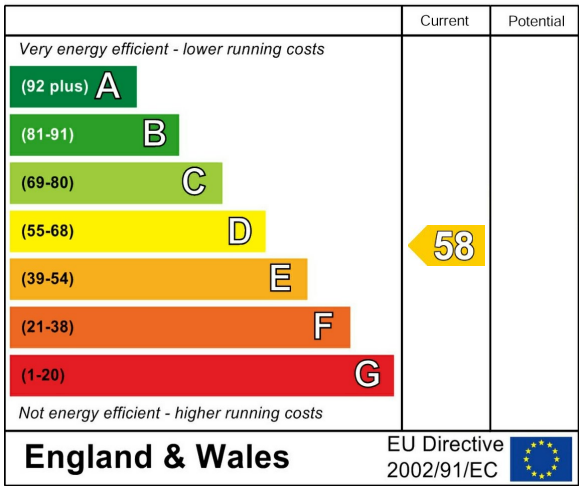
Approx. 68.8 sq. metres (740.6 sq. feet)



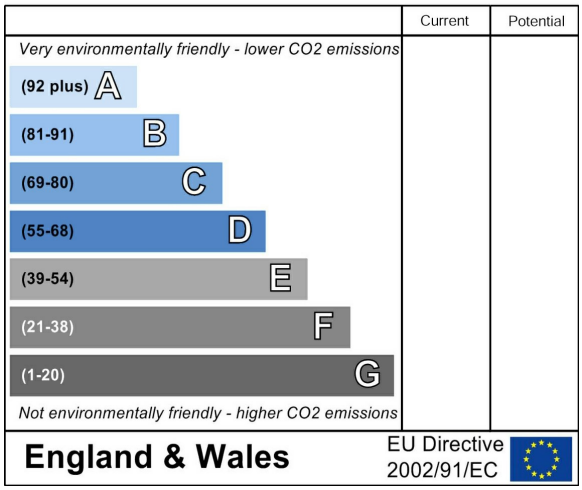
Total area: approx. 142.5 sq. metres (1534.3 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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