REDMAN CASEY ESTATE AGENTS

40 Brighton Avenue, Heaton, Bolton, BL1 5LS

Offers In The Region Of £240,000

Well presented 3 bedroom semi detached property ideal for a growing family and situated within easy access of local amenities shops and schools. The property offers generous accommodation with large lounge and fitted dining kitchen, three generous bedrooms and bathroom fitted with a three piece white suite .Outside there are gardens to the rear with grassed area and patio, to the front there is a paved front garden with parking for two cars. Viewing is essential to appreciate all that is on offer.

- 3 Bedroom Semi
- Fitted Dining Kitchen
- Bathroom Fitted with Three Piece Suite
- EPC Rating D
- Spacious Lounge
- 3 Generous Bedrooms
- Car Parking For Two Cars
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Viewing is highly advised on this superb semi detached property, ideally located for access to local shops, sought after schools and transport links. The property offers excellent accommodation with spacious lounge and dining kitchen, three bedrooms and bathroom with three piece suite. outside there are enclosed gardens to the rear and parking for two vehicles to the front. Ideal property for a first time buyer or young family.

Porch
Window to front, window to side, quarry tiled flooring, uPVC double glazed entrance door, double door, door to:

Hallway
Radiator, laminate flooring, carpeted stairs to first floor landing, door to:

Lounge 14'0" x 13'11" (4.27m x 4.24m)
UPVC double glazed window to front, fireplace with brick built surround, radiator, laminate flooring, coving to ceiling with recessed spotlights, door to:

Kitchen/Diner 16'1" x 17'2" (4.90m x 5.24m)
Base and eye level cupboards with contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring gas hob, uPVC double glazed window to rear, two uPVC double glazed windows to side, built-in under-stairs storage cupboard, double radiator, ceiling with recessed spotlights, two doors, double door.

Landing
UPVC double glazed window to side, door to:

Bedroom 1 12'0" x 11'5" (3.67m x 3.49m)
UPVC double glazed window to front, two built-in double wardrobes, radiator.

Bedroom 2 10'10" x 8'5" (3.30m x 2.57m)
UPVC double glazed window to rear, radiator.

Bedroom 3 7'9" x 8'8" (2.36m x 2.63m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite with comprising, deep panelled bath with shower over and glass screen, inset pedestal wash hand basin with cupboards under, drawers and mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, ceramic tiled flooring, UPVC panelled ceiling with recessed spotlights.

Outside

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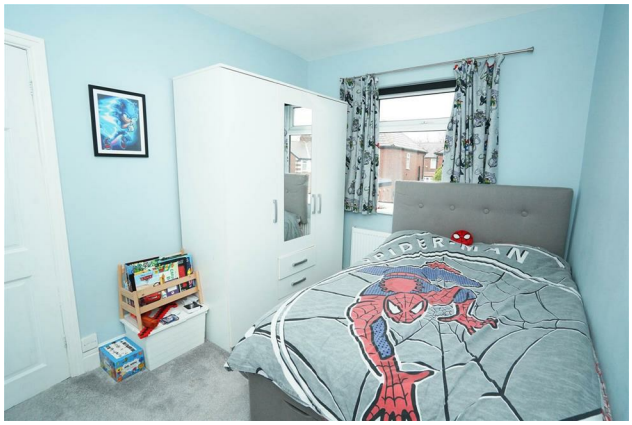
Paved driveway to the front with parking for 2 cars, mature flower and shrub beds, enclosed by brick wall and timber fencing to front and sides.
Rear garden, enclosed by timber fencing to rear and sides with grassed gravelled area and mature flower and shrub borders, paved sun patio, side gated access.



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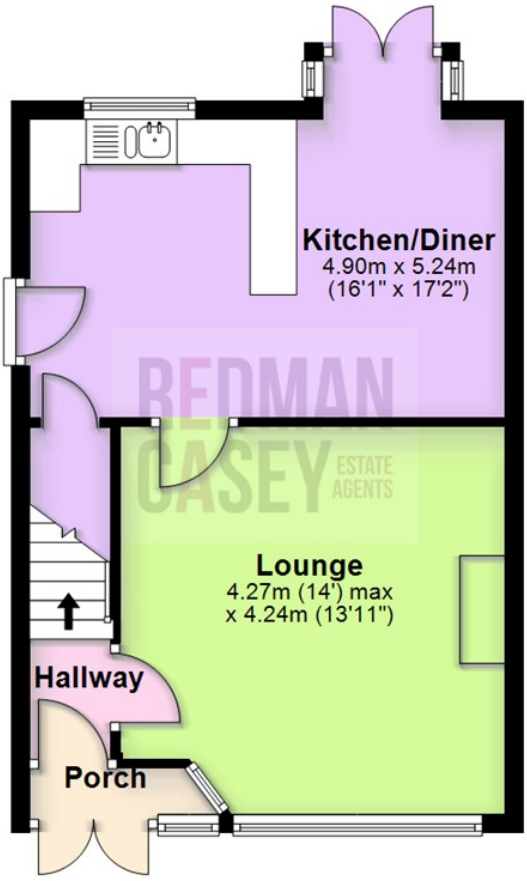
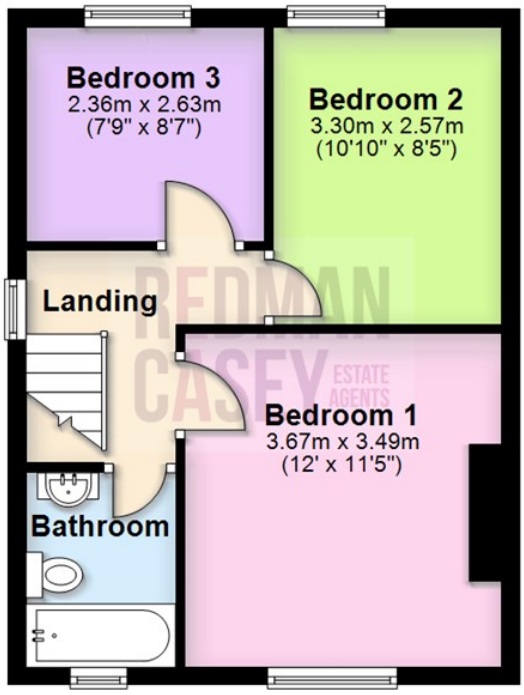
Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor

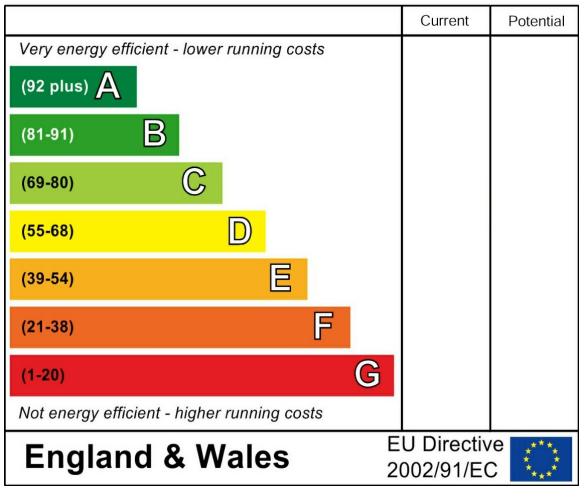
Approx. 37.1 sq. metres (399.7 sq. feet)



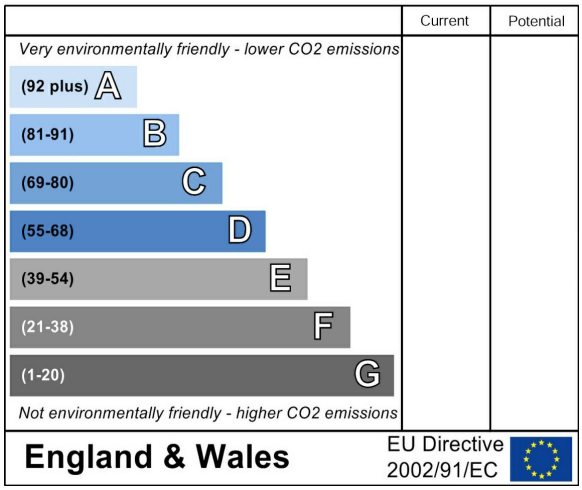
Total area: approx. 78.0 sq. metres (840.1 sq. feet)

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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