REDMAN CASEY ESTATE AGENTS

4 Hambleden Close, Ladybridge, Bolton, BL3 4ND

£360,000

*** Reduced ***Superbly presented and deceptively spacious extended detached true bungalow. Situated in a quiet cul-de-sac just off Armadale Road the property offers fantastic accommodation with large lounge 3 generous bedrooms, bathroom with 4 piece suite and stunning living dining kitchen. Ideally located for access to local amenities, shops, golf course and transport links for motorway and rail. Sold with no chain and vacant possession, this is a property not to be missed.

- Detached Extended Detached True Bungalow
- Spacious Lounge
- Stunning Living Kitchen Diner
- 3 Generous Bedrooms
- Bathroom with 4 Piece Suite
- Parking For 2-3 Cars Plus Garage
- EPC Rating TBC
- Council Tax Band C

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

*** Reduced *** Situated in a quiet cul-de-sac this detached true bungalow has been extended to just under 1100sqft plus garage, providing fantastic accommodation. Located just off Armadale Road in Ladybridge the property is tucked away on a generous plot that has allowed the property to be expanded to comprise - Entrance hall, spacious L shaped lounge, family bathroom with four piece suite 3 generous bedrooms 2 with built in sliding wardrobes and stunning open plan living kitchen diner overlooking the rear garden. Outside there is an extensive block paved driveway offering parking for 2-3 cars leading to a single garage and gravelled area with artificial grass. To the rear there is a private garden with artificial grass paved patio and gravelled area. The property is sold with no chain and vacant possession. Viewing is essential to appreciate the size and condition on offer.

Entrance Hall
Radiator, Composite entrance door, door to:

Lounge 17'10" x 13'3" (5.43m x 4.04m)
UPVC double glazed window to front, log effect electric fireplace with set in and feature surround, Storage cupboard, double radiator, door to:

Bedroom 3 9'10" x 7'4" (3.00m x 2.23m)
UPVC double glazed window to side with shutter, uPVC double glazed window to front with shutter, radiator.

Bedroom 1 16'5" x 9'10" (5.00m x 2.99m)
UPVC double glazed window to rear, built-in double wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, radiator.

Bedroom 2 10'5" x 12'1" (3.17m x 3.68m)
Window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator.

Bathroom
Fitted with four piece modern white suite with comprising, deep panelled bath with mixer tap, pedestal wash hand basin with matching and tiled splashback, tiled shower cubicle with rainfall shower over and low-level WC, half height ceramic tiling to three walls, heated towel rail, uPVC frosted double window to side, ceramic tiled flooring.

Living/Kitchen/Diner 13'11" x 22'4" (4.25m x 6.81m)
Fitted with a matching range of modern white gloss base and eye level units with drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, built-in electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed window to side, three uPVC double glazed windows to rear, two radiators, laminate flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden, door to:

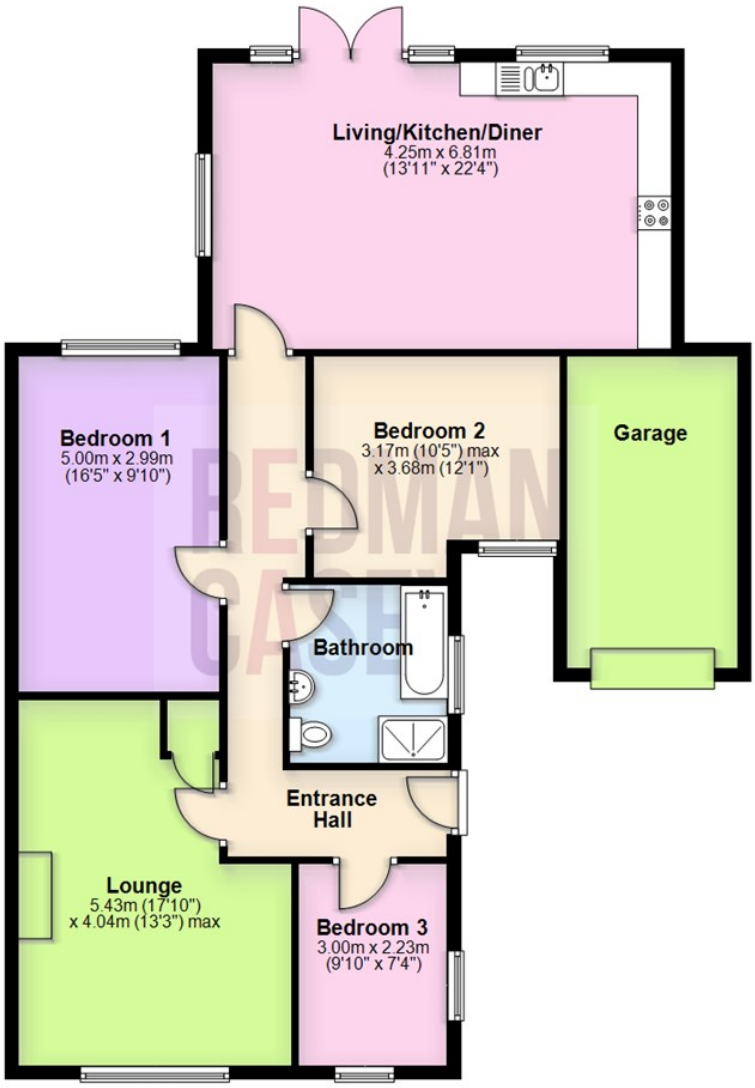
Garage
Attached brick built single garage with wall mounted gas combination boiler serving heating system and domestic hot water, Up and over door.

Outside
Open plan front garden with artificial lawned area and gravelled borders, extensive block paved driveway to the front leading to garage and with for two three cars. Private rear garden, enclosed by timber fencing to rear and sides, paved pathway, paved sun patio with artificial lawned area and gravelled borders, gated side access.

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. 100.7 sq. metres (1083.8 sq. feet)



Total area: approx. 100.7 sq. metres (1083.8 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.

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		

England & Wales EU Directive 2002/91/EC

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