REDMAN CASEY ESTATE AGENTS

96 Crossdale Road, Breightmet, Bolton, BL2 5NE

Offers In The Region Of £182,950

Stunning mid town house property offered for sale with no onward chain. The property is a credit to the current owners who have renovated and improved the property to a very high standard throughout. Spacious living accommodation, superb fitted kitchen, stunning bathroom and 3 generous bedrooms. Outside there is double parking to the front and private gardens to the rear with tiled and decked area with a storage shed/ workshop. Viewing is essential to appreciate all that is on offer.

- Superbly Presented
- Superb Fitted Kitchen
- No Chain and Vacant Possession
- EPC Rating TBC
- 3 Generous Bedrooms
- Lounge Diner with Wood Burner
- Viewing Essential
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to many local amenities, shops and schools this three bedroom mid town house must be viewed to appreciate all that is on offer. The property has been renovated and improved by the current owner to provide fantastic family accommodation which comprises: Entrance hall, lounge diner with feature wood burner, superb fitted kitchen with built in appliances, three generous bedrooms and stunning bathroom. Outside there is a double driveway to the front and enclosed private garden to the rear with decking and tiled patio and storage shed / workshop.

Entrance Hall
UPVC frosted double glazed window to front, Feature vertical single radiator, Luxury vinyl tiled flooring, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

Cupboard 2'1" x 3'0" (0.64m x 0.92m)

Lounge/Diner 21'0" x 10'7" (6.39m x 3.23m)
UPVC double glazed bay window to front with shutter, fireplace with feature tiled surround and tiled hearth, cast-iron solid fuel burner stove with glass door, two radiators, Luxury vinyl tiled flooring, uPVC double glazed french doors to garden, door to:

Kitchen 10'5" x 8'2" (3.17m x 2.50m)
Fitted with a matching range of modern pale grey base and eye level units with underlighting and drawers, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated dishwasher and washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, Luxury vinyl tiled flooring.

Landing 7'0" x 7'9" (2.14m x 2.35m)
Access to part boarded loft with fitted light, door to:

Bedroom 1 12'6" x 10'8" (3.81m x 3.26m)
UPVC double glazed window to front, double radiator, dado rail, coving to ceiling.

Bedroom 2 8'4" x 12'10" (2.54m x 3.90m)
UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails, shelving and drawers, double radiator, laminate flooring.

Bedroom 3 7'0" x 9'10" (2.13m x 2.99m)
UPVC double glazed window to front, double radiator.

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Bathroom
Fitted with three piece modern white suite with comprising, deep panelled bath with shower over and folding glass screen, inset wall mounted wash hand basin in vanity unit with drawers and mixer tap and low-level WC, full height tiling to all walls, heated towel rail, extractor fan, two uPVC frosted double glazed windows to rear, tiled flooring.

Outside
Open plan front, double width concrete and pattern driveway to the front with car parking space for two cars. Enclosed by timber fencing to rear and sides, timber, decking and area, brick-built storage shed with power and light connected.

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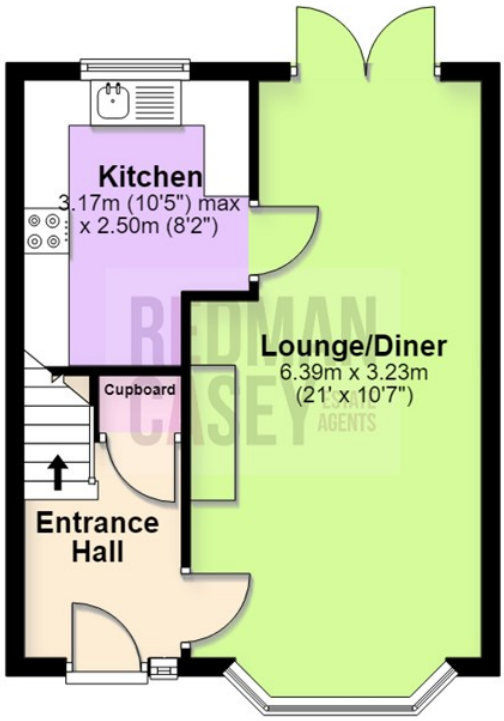
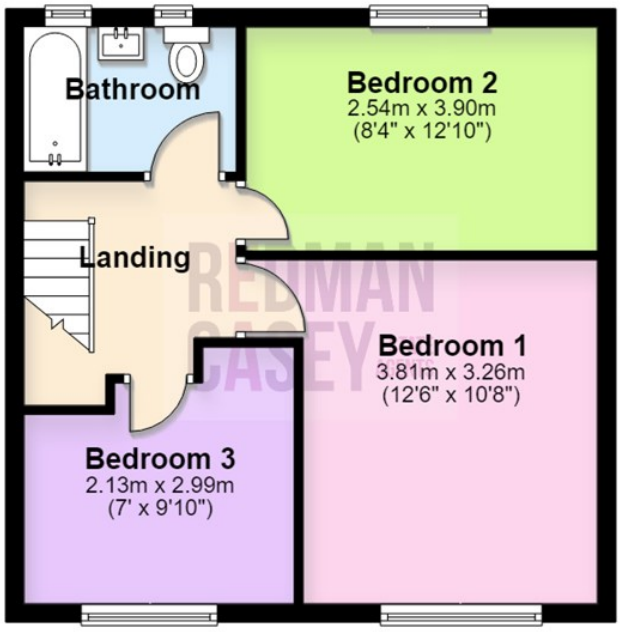
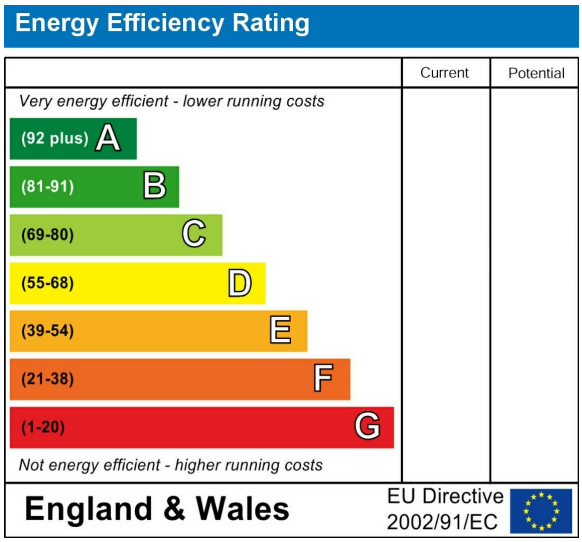
Ground Floor
Approx. 37.6 sq. metres (404.3 sq. feet)

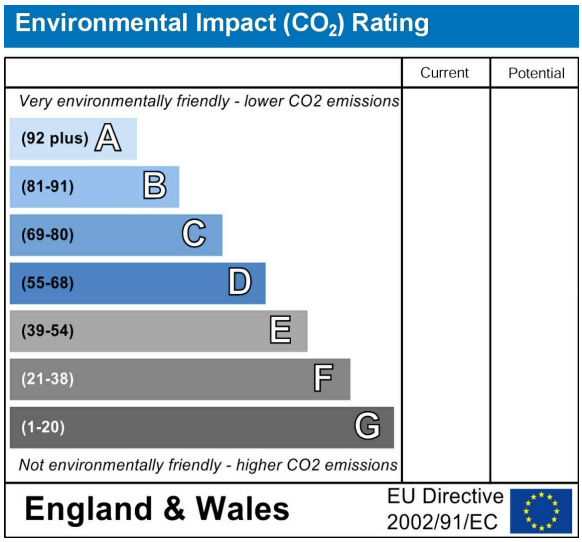


First Floor
Approx. 40.9 sq. metres (440.3 sq. feet)



Total area: approx. 78.5 sq. metres (844.6 sq. feet)





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