REDMAN CASEY ESTATE AGENTS

875 Manchester Road, Over Hulton, Bolton, BL5 1AU

Offers In The Region Of £315,000

Detached 2 bedroom 2 reception room true bungalow built in the 1920s, backing onto open fields and offering excellent accommodation with potential for expansion due to the generous plot that it is sat on. Ideally located for access to local amenities, countryside and transport links this is a property that has to be viewed to see the potential for improvement and expansion. Sold with no chain and vacant possession, viewing is highly recommended.

- Detached True Bungalow
- 2 Generous Bedrooms
- Wet Room
- EPC Rating
- 2 Reception Rooms
- Fitted Kitchen
- Double Garage and Private Gardens
- Council Tax Band E

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

Situated on this highly sought after road between Over Hulton and Westhoughton we are delighted to bring to the market this 1920s detached 2 bedroom true bungalow. Offering excellent accommodation the property benefits from a generous plot which backs onto open fields and comprises: Entrance hallway, lounge, dining room and kitchen, 2 generous double bedrooms and wet room. Outside there are gardens to the front with extensive driveway leading to the private rear garden with large paved sun patio and lawned area along with a detached double garage with power and light connected, the property is within easy reach of local amenities, countryside walks and transport links for Bolton, Manchester and beyond. Viewing is essential to appreciate all that is on offer.

Entrance Hall 19'4" x 6'7" (5.89m x 2.00m)
Radiator, original ornate part tiled flooring, dado rail, decorative coving to ceiling, double glazed entrance doors, door to:

Lounge 13'11" x 11'11" (4.24m x 3.63m)
UPVC double glazed bay window to front, coal effect gas fire with set in, timber surround and marble effect inset and hearth, radiator, decorative coving to ceiling.

Dining Room 11'10" x 11'10" (3.61m x 3.61m)
Hardwood double glazed window to side, built-in storage cupboard, radiator, dado rail, decorative coving to ceiling, door to:

Kitchen 11'1" x 11'8" (3.38m x 3.56m)
Fitted with a matching range of oak fronted base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer with tiled splashbacks, built-in fridge, plumbing for washing machine, built-in electric fan assisted oven, hob, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, vinyl tiled flooring, part glazed door to garden, door to:

Bedroom 1 11'11" x 11'8" (3.62m x 3.56m)
UPVC double glazed bay window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving and overhead storage, matching bedside cabinets, radiator.

Bedroom 2 14'5" x 8'10" (4.40m x 2.70m)
UPVC double glazed window to side, uPVC double glazed window to rear, radiator, coving to ceiling.

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Wet Room
Fitted with three piece suite with comprising, tiled shower area with electric shower over and folding screen, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, built-in airing cupboard housing, factory lagged hot water cylinder, radiator, door to:

Double Garage
Detached pre-fabricated double garage with power and light connected, one with up and over door, one with automatic door.

Outside
Front garden, dwarf brick wall, timber fencing and mature hedge to front and sides, tarmac driveway to the front and side leading to garage and parking for three or four cars with lawned area, pathway leading to front entrance door and mature flower and shrub borders.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, outside cold water tap, security lighting.

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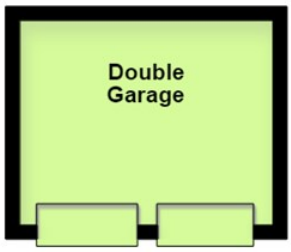
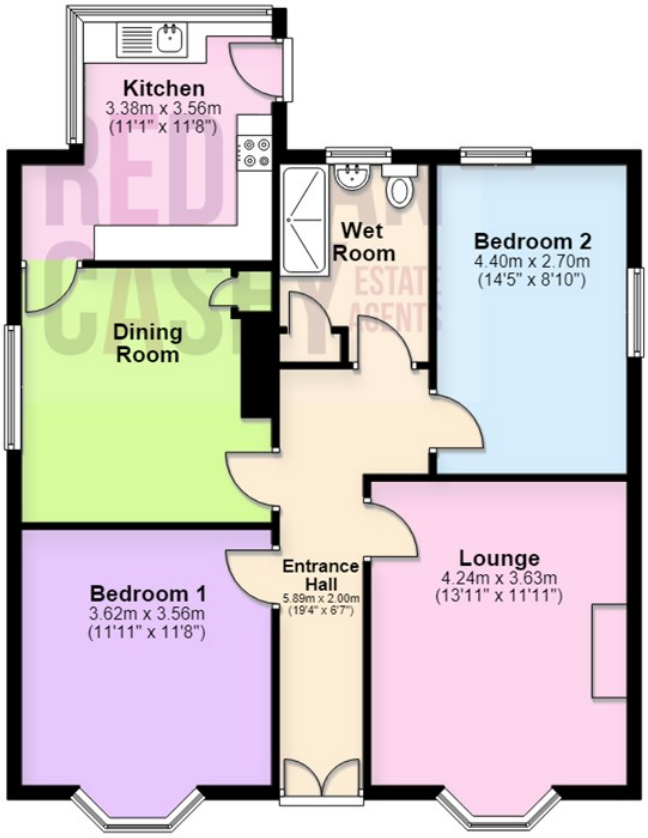
Ground Floor

Approx. 81.2 sq. metres (873.5 sq. feet)
(excluding Double Garage)





Total area: approx. 81.2 sq. metres (873.5 sq. feet)

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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