REDMAN CASEY ESTATE AGENTS

6 Crundale Road, Sharples, Bolton, BL1 7RR



Offers Around £235,000

Three bedroom semi detached property in a very popular and quiet residential location. Close to local primary and secondary schools, shops, local amenities and good transport links. This property benefits from being freehold, gardens front and rear, detached garage, off road parking, fully double glazed and gas central heating. Sold with vacant possession and no onward chain viewing recommended to appreciate all this family home has to offer.

- 3 Bedroom
- Gardens Front And Rear
- Vacant Possession
- Council Tax Band C
- Freehold
- Semi Detached
- Detached Garage
- No Chain
- Awaiting EPC
- Off Road Parking

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

Spacious three bedroom semi detached property located in a quiet and very popular residential location. Close to local primary and secondary schools, local shops, amenities and good transport links.
This home comprises:- Entrance hall, lounge and open plan dining room, kitchen. To the first floor there are three bedrooms and a family bathroom. To he outside there are gardens front and rear with driveway and detached garage. Benefitting from double glazing, gas central heating, off road parking, garage with power and lighting, gardens front and rear and is sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the space, condition, potential and all this home has to offer.



Entrance Hall 9'11" x 3'7" (3.02m x 1.08m)
Radiator, stairs, uPVC double glazed entrance door to front, :



Lounge 13'2" x 12'4" (4.01m x 3.75m)
UPVC double glazed window to front, coal effect electric fire with set in and feature wooden surround, double radiator, :

Under Stairs Storage

Dining Room 10'9" x 7'11" (3.28m x 2.41m)
UPVC double glazed window to rear, radiator,

Kitchen 10'9" x 7'5" (3.28m x 2.26m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and round edged worktops, stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, four ring electric hob, uPVC double glazed window to side, uPVC double glazed window to rear, radiator, uPVC double glazed entrance door to rear,:



Garage/ Workshop 21'0" x 9'5" (6.39m x 2.86m)
Two uPVC double glazed windows to side, up and over folding roller door, door. power and lighting.

Bedroom 1 15'6" x 8'11" (4.73m x 2.71m)
UPVC double glazed window to front, radiator,

Bedroom 2 9'3" x 9'1" (2.81m x 2.77m)
UPVC double glazed window to rear, radiator,



Bedroom 3 7'0" x 6'3" (2.13m x 1.90m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

Landing 12'3" x 5'9" (3.74m x 1.75m)
UPVC double glazed window to side,

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Bathroom 5'2" x 6'3" (1.58m x 1.90m)
Three piece suite with comprising, deep panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring,.

Outside Frnt
Laid to lawn with path to front and driveway

Outside Rear
Enclosed rear garden laid to lawn with mature planting..









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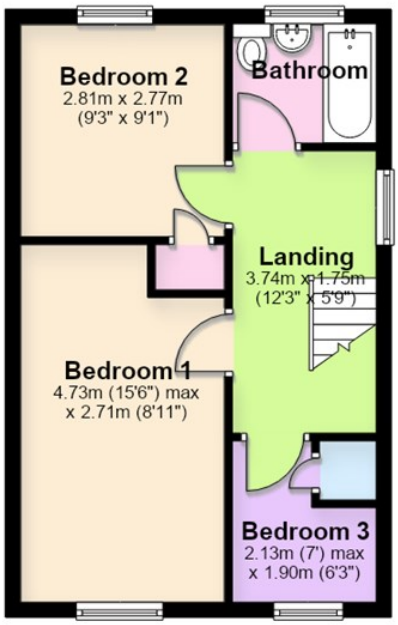
Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 88.9 sq. metres (957.1 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		
England & Wales	EU Directive 2002/91/EC	

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