

66 Lympbridge Drive, Blackrod, Bolton, Lancashire, BL6 5TJ



£224,995

Well presented a deceptively spacious three bedroom detached true bungalow. Located at the head of a small cul de sac the property offers excellent accommodation that will suite a variety of clients. 2 reception rooms detached garage and corner plot gardens make this a property not to be missed.



Set on a corner plot in a cul de sac location, this detached true bungalow offers excellent accommodation which would suit a variety of clients. The property benefits from gas central heating and double glazing and comprises :- Entrance hall, lounge, dining room, spacious kitchen, three generous bedrooms and large bathroom fitted with a coloured suite. Outside there is a corner plot garden open plan to front and sides with driveway leading to a detached single garage. Enclosed rear garden with large patio and gravelled area. Viewing is essential to appreciate all that is on offer. Ideally located for access to local schools and transport links.

Entrance Hall

Built-in storage cupboard with gas and electricity meters, built-in storage cupboard, radiator, laminate flooring, door to:

Lounge 10'5" x 15'7" (3.18m x 4.75m)

UPVC double glazed leded bow window to front, uPVC double glazed leded window to front, double radiator, three wall lights, coving to ceiling, open plan to:

Dining Room 10'10" x 8'9" (3.30m x 2.66m)

UPVC double glazed window to rear, radiator, coving to ceiling, door to:

Kitchen 10'10" x 11'6" (3.30m x 3.50m)

Fitted with a matching range of base and eye level cupboards with worktop space over, 1+1/2 bowl composite sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge, freezer and tumble dryer, electric point for cooker, uPVC double glazed window to rear, tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Bathroom

Three piece coloured coloured suite comprising deep panelled bath with shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Bedroom 2 8'7" x 11'9" (2.62m x 3.58m)

UPVC double glazed window to side, radiator.

Bedroom 1 12'8" x 8'11" (3.86m x 2.72m)

UPVC double glazed window to side, radiator.

Bedroom 3 9'5" x 10'3" (2.87m x 3.12m)

UPVC double glazed window to front, built-in triple wardrobe(s) with folding doors, hanging rails, shelving and overhead storage, radiator, folding door, door to:



Garage

Detached brick built single garage with power and light connected, Up and over door.

Outside

Front - Open plan front and side gardens with lawned area and brick paved graveled paths, driveway to the side leading to garage and with car parking space for car.

Rear - Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with graveled area and raised flower and shrub borders, side gated access.



Ground Floor

Approx. 91.2 sq. metres (981.3 sq. feet)



Total area: approx. 91.2 sq. metres (981.3 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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

