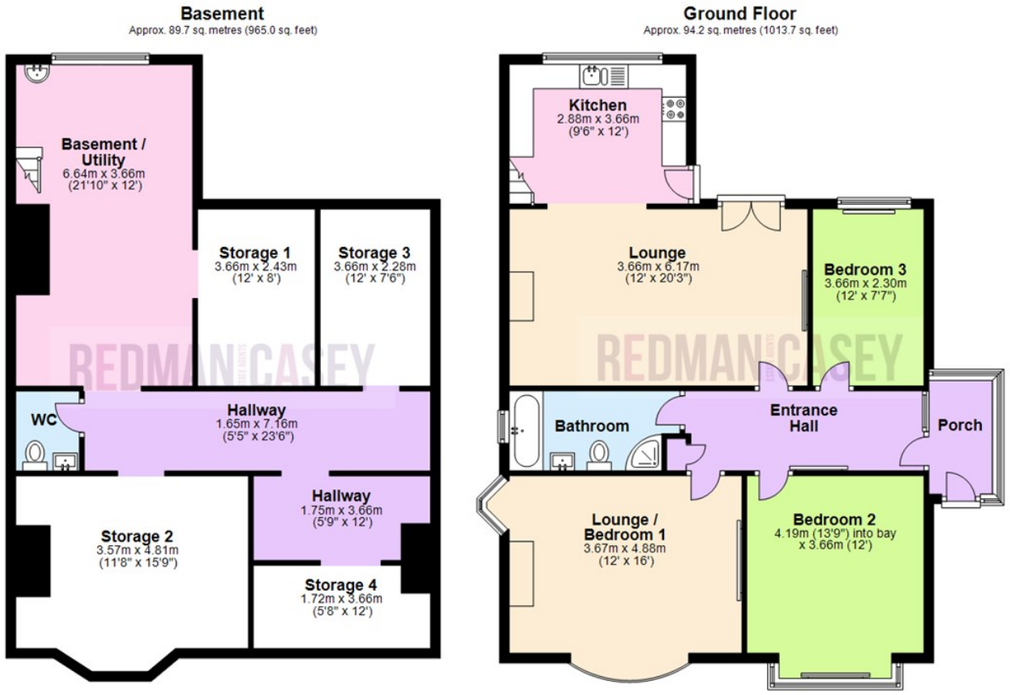
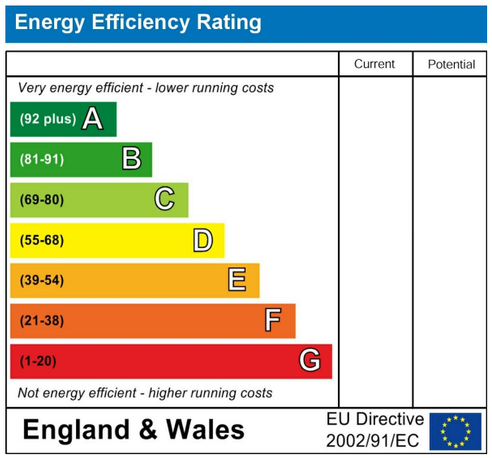
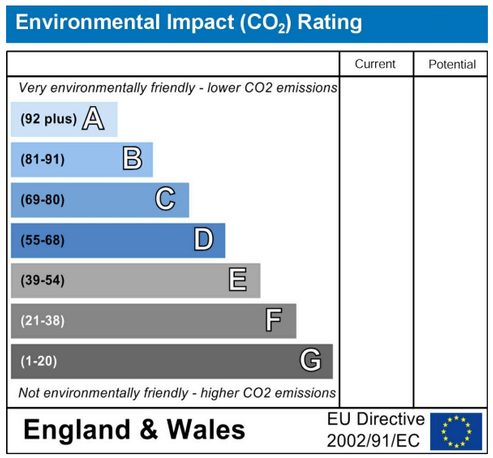
REDMAN CASEY ESTATE AGENTS



Total area: approx. 183.8 sq. metres (1978.7 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.





68 Chorley New Road, Lostock, Bolton, Lancashire, BL6 4AL

At first glace looking from the road you see a small detached bungalow, but look a little further and you will be very surprised. Set on a generous plot this mature detached bungalow offers excellent accommodation with over 1000 sq ft of living accommodation plus just under 1000sq ft of accessible and useable basement rooms, With a large rear garden the property offers the benefit of potential for expansion (planning already submitted) to create a house of your dreams see planning application 10423/21 on Bolton Planning Portal for more details. As it stands the property offers flexible accommodation with two / three bedrooms and or one/two reception rooms plus kitchen, superb bathroom and the large basement rooms accessed from either the kitchen via steps or from the rear garden. Viewing is essential to appreciate the opportunity on offer.

Offers In The Region Of £450,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on Chorley New Road opposite Bolton Golf club this could be a once in a lifetime opportunity to create a simply stunning individual detached house. The property currently comprises a two/ three bedroom detached bungalow with spacious basement rooms, however the current owners have submitted plans to convert and redesign the property to create a breath taking family house details of which can be found on the Bolton Planning Portal using the reference 10423/21. At present the property comprises :- Porch, entrance hall, lounge open plan to kitchen, three bedrooms or two bedrooms and a further lounge, stunning four piece bathroom. To the basement there are five useful store rooms one used as a utility room plus a separate wc. Outside there are substantial front gardens with extensive driveway leading to detached double garage with power and light connected. Large rear garden with patio and lawned areas plus well stocked borders and open aspects over fields to the rear. Viewing is essential to appreciate all that is on offer.

Porch
Double glazed leaded window to rear, double glazed leaded window to side, window to front, window to side, door to:

Entrance Hall
Built-in storage cupboard, radiator, door to:

Lounge
12'0" x 20'3" (3.66m x 6.17m)
Fireplace with brick built surround, double radiator, coving to ceiling, uPVC double glazed french doors, open plan to:

Kitchen
9'5" x 12'0" (2.88m x 3.66m)
Fitted with a matching range of base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted double oven, four ring halogen hob with pull out extractor hood over, uPVC double glazed window to rear with views of open countryside, uPVC double glazed door to garden,access to basement via trap door and stairs.

Lounge / Bedroom 1
12'0" x 16'0" (3.67m x 4.88m)
UPVC double glazed bow window to front, uPVC frosted double glazed leaded bay window to side, wall mounted coal effect gas fire, radiator, two wall lights, coving to ceiling.

Bedroom 2
13'9" x 12'0" (4.19m x 3.66m)
UPVC double glazed box window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, double radiator.

Bedroom 3
12'0" x 7'7" (3.66m x 2.30m)
UPVC double glazed window to rear, radiator, dado rail.

Bathroom
Fitted with four piece modern white suite comprising deep panelled bath, inset wash hand basin in vanity unit with drawers and mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side.

Basement / Utility
21'9" x 12'0" (6.64m x 3.66m)
UPVC double glazed window to rear, wall mounted gas combination boiler serving heating system and domestic hot water, open plan to Hallway, open plan to:

Storage 1

Hallway
Open plan to Storage 2, open plan to Storage 3, open plan to Hallway, door to:

WC
Two piece suite comprising, pedestal wash hand basin with mixer tap and low-level WC.

Storage 2
11'9" x 15'9" (3.57m x 4.81m)

Storage 3

Hallway
Open plan to:

Storage 4

Outside
Front garden, enclosed by dwarf wall, timber fencing and mature hedge to front and sides with lawned area and mature flower and shrub borders, extensive tarmac and paved driveway to the front leading to a detached concrete sectional double garage with power and light connected.
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, pathway leads round both sides.

Planning
Please note planning for a complete re design of the property has been submitted to Bolton Council and the application can be viewed using the following link https://www.planningpa.bolton.gov.uk/online-applications-17/applicationDetails.do?activeTab=summary&keyVal=DCAPR_102108 or by visiting Bolton Planning Portal search for a planning application using 10423/21

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