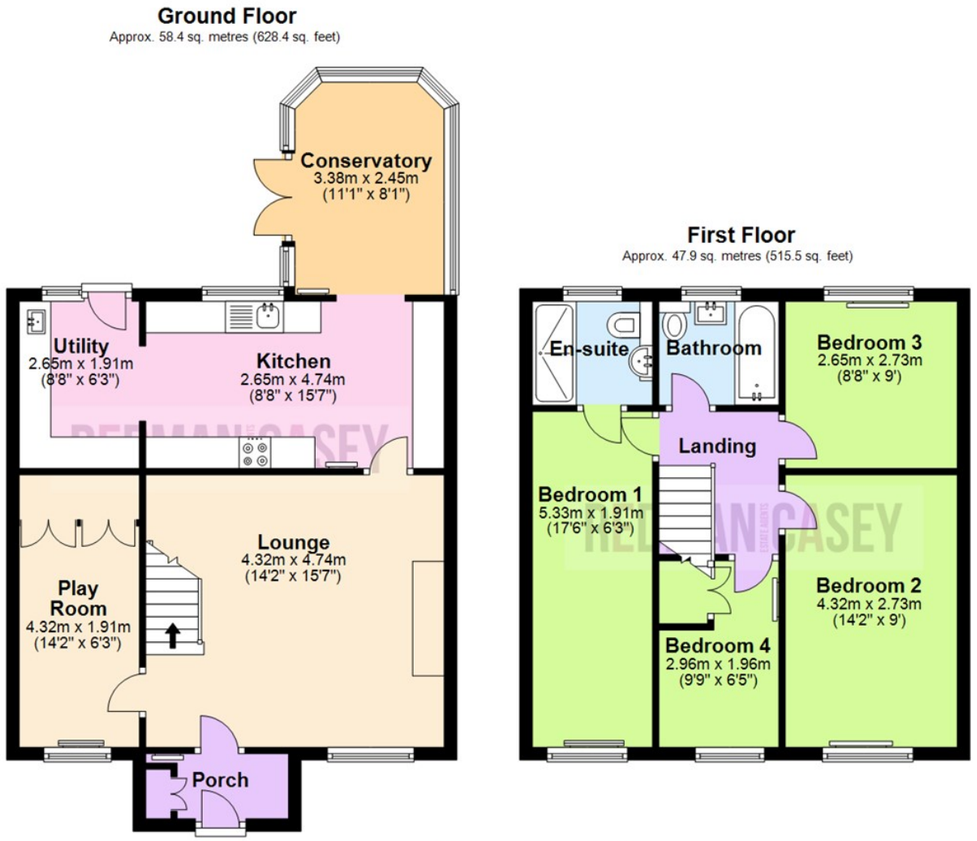
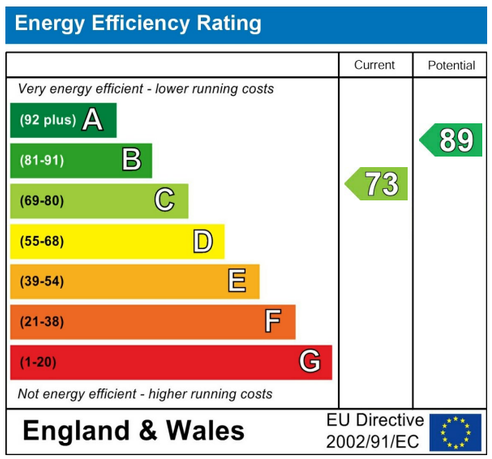
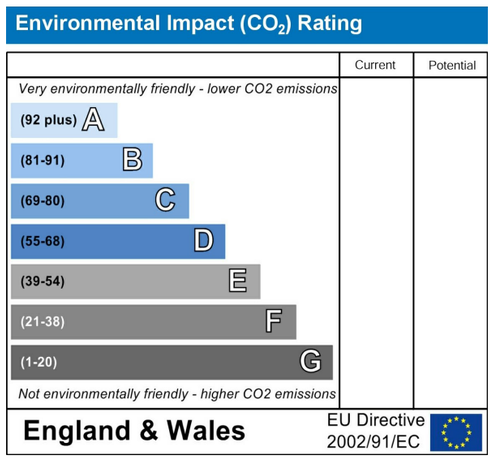



Total area: approx. 106.3 sq. metres (1143.9 sq. feet)

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.

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REDMAN CASEY ESTATE AGENTS

## 4 Radstock Close, Sharples, Bolton, Lancashire, BL1 7PF

Beautifully presented and extended 4 bedroom semi detached property situated on this highly sought after estate offering excellent access to local countryside and a short distance to sought after local schools and other amenities. The property offers flexible accommodation with two reception rooms plus large kitchen utility and conservatory with an insulated roof system. 4 bedrooms and ensuite shower plus family bathroom, generous low maintenance gardens and parking for 2 cars. Viewing is essential to appreciate all that is on offer.

## Offers In The Region Of £260,000

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

Situated n this highly sought after residential estate just off Belmont Road the owners of this stunning property have extended and improved throughout to create a fantastic family home which comprises :- Porch, play room / office, lounge with feature media wall and stunning oak and glass staircase. Fitted kitchen fitted with a range of modern Midnight Blue units with contrasting White Quartz worktops, built in and integrated appliances, utility fitted with the same unit and worktops as the kitchen. Conservatory open plan from the kitchen which has been re-modelled with an insulated solid roof structure. To the first floor there are 4 bedrooms the master having a vaulted ceiling and en suite shower room along with fitted wardrobes, family bathroom with modern white three piece suite. Outside there is a double width gravel driveway to the front with parking for 2 cars and lawned area, to the rear is a private low maintenance garden with extensive paved patio and artificial lawned area. Viewing is essential to appreciate all that is on offer.

**Porch**
Built-in double storage cupboard, Feature vertical radiator, double door, double glazed composite entrance door, door to:

**Play Room**
14'2" x 6'3" (4.32m x 1.91m)
UPVC double glazed window to front, built-in double storage cupboard with shelving, double radiator, laminate flooring, two double doors, door to:

**Lounge**
14'2" x 15'7" (4.32m x 4.74m)
UPVC double glazed leaded window to front with wooden blinds, feature living flame effect electric fire with media centre over, Triple radiator, Feature oak staircase with oak handrail and glass panels to first floor landing, door to:

**Kitchen**
8'8" x 15'7" (2.65m x 4.74m)
Fitted with a matching range of dark blue base and eye level units with underlighting, drawers and contrasting white quartz worktops, matching upstands, wine rack, 1+1/2 bowl china under counter sink unit with stainless steel swan neck mixer tap, integrated fridge/freezer, dishwasher, built-in eye level electric fan assisted oven, four ring induction hob with feature extractor hood over, built-in combination oven / microwave, uPVC double glazed window to rear, Feature vertical radiator, Porcelain tiled flooring, ceiling with recessed spotlights, open plan to Conservatory, open plan utility room to:

**Utility**
8'8" x 6'3" (2.65m x 1.91m)
Fitted with a matching range of midnight blue base and eye level units with white quartz worktops with matching upstands, stainless steel sink unit with swan neck mixer tap, integrated washing machine and tumble dryer, double glazed leaded window to rear, Porcelain tiled flooring, double glazed composite rear door, door to:

**Conservatory**
11'1" x 8'0" (3.38m x 2.45m)
Half brick construction with uPVC double glazed windows and power and light connected, insulated solid roof with inset spot lights. three windows to rear, three windows to side, Feature verical radiator, Porcelain tiled flooring, uPVC double glazed french doors to garden.

**Landing**
Door to:

**Bedroom 1**
17'6" x 6'3" (5.33m x 1.91m)
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, further single wardrobe(s), double radiator, two wall lights, vaulted ceiling with exposed beams and recessed spotlights, door to:

**En-suite**
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled double shower enclosure with glass screen, WC with hidden cistern, ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed leaded window to rear, ceramic tiled flooring, ceiling with recessed spotlights.

**Bedroom 2**
14'2" x 8'11" (4.32m x 2.73m)
UPVC frosted double glazed window to front, radiator.

**Bedroom 3**
8'8" x 8'11" (2.65m x 2.73m)
UPVC double glazed leaded window to rear, radiator.

**Bedroom 4**
9'9" x 6'5" (2.96m x 1.96m)
UPVC double glazed leaded window to front, built-in over-stairs storage cupboard, radiator, double door.

**Bathroom**
Fitted with three piece modern white suite comprising deep panelled bath with electric shower and hand shower attachment over with matching mixer tap, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed leaded window to rear with wooden blinds, ceramic tiled flooring, Pvc panelled ceiling with recessed spotlights.

**Outside**
Open plan front garden, double width gravel driveway to the front with lawned area.
Private rear garden, enclosed by timber fencing to rear and sides with artificial lawned area, large multi level paved sun patio, timber garden shed.

**4 Radstock Close, Sharples, Bolton, Lancashire, BL1 7PF**

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