REDMAN CASEY ESTATE AGENTS

## 5 Whinslee Court Whinslee Drive, Lostock, Bolton, Lancashire, BL6 4NB

## Offers In The Region Of £235,000

Superbly presented and deceptively spacious 3 double bedroom first floor apartment offering excellent and flexible accommodation with double garage and off road parking. The property of this size and standard rarely comes to market and is sold with no chain and vacant possession. Ideally located for access to M61 and rail links for Lostock and Horwich parkway stations, along with sought after schools and retail park. Viewing is essential to appreciate all that is on offer.

- 3 Double Bedroom Apartment
- Well Equipped Fitted Kitchen
- Double Garage and Utility
- EPC Rating TBC
- Spacious Lounge with Balcony
- En Suite Shower to Master
- No Chain
- Council Tax D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated at the heart of Lostock offering excellent and deceptively spacious living accommodation along with an integral double garage and parking. This superb apartment offers fantastic accommodation that is ideally suited to modern living and simply must be viewed in person to be fully appreciated. Located within an exclusive development, the property has well stocked communal gardens with a surround of mature trees. The accommodation comprises :- Entrance hall, spacious lounge with access to balcony, generous modern fitted kitchen with built in and integrated appliances, three generous double bedrooms, the master having walk in wardrobe and en suite shower room plus a three piece bathroom. Further features include a large double garage offering extensive secure parking along with a useful utility room, store and wc. Communal gardens with mature trees and grassed areas. The property is located within easy access to the many shops and amenities and is well placed for well for public and private schooling. It is also ideal for access to major transport links making it easy for those looking to commute across the North West. Viewing is highly advised.

**Communal Entrance Hall 26'10" x 7'3" (8.18m x 2.22m)**
UPVC double glazed window to front, intercom controlled entrance door, door to garden, door to garage stairs to first floor landing:

**Garage**
Integral brick built double garage with power and light connected, remote-controlled electric up and over door, door to built-in storage cupboard, door to:

**Utility 6'0" x 11'1" (1.83m x 3.39m)**
Base units with worktop space, china butler style sink unit, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for tumble dryer, uPVC frosted double glazed window to side, quarry tiled flooring.

**WC**
Frosted window to side, fitted with low-level WC, quarry tiled flooring.

**Communal Hallway**
Entrance to Flat 5

**Entrance Hall**
Built-in double storage cupboard with hanging space and shelving, built-in storage cupboard with shelving and gas meter, radiator, laminate flooring, double door, entrance door to Communal Hallway, door to:

**Lounge 12'0" x 18'11" (3.65m x 5.76m)**
UPVC double glazed window to side, radiator, double radiator, coving to ceiling, uPVC double glazed patio door to:

**Balcony 4'5" x 18'11" (1.35m x 5.76m)**

**Kitchen 11'2" x 15'9" (3.41m x 4.79m)**
Fitted with a matching range of modern base and eye level units with drawers and contrasting granite worktop space, twin bowl stainless steel sink unit with single drainer, swan neck taps and tiled splashbacks, integrated dishwasher, space for fridge and freezer, built-in electric fan assisted oven, five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to side, double radiator, laminate flooring, ceiling with recessed low-voltage spotlights.

**Master Bedroom 2'5" x 10'4" (0.74m x 3.15m)**
Small uPVC double glazed window to rear, uPVC double glazed window to side, radiator, laminate flooring, door to:

**Walk-in Wardrobe**

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**Shower Room**
Fitted with three piece white suite comprising tiled shower enclosure with steam shower, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, low-level WC and heated towel rail, extractor fan, laminate flooring.

**Bedroom 2 12'0" x 9'3" (3.65m x 2.83m)**
UPVC double glazed window to side, built-in double wardrobe(s) with hanging rails and shelving, fitted matching drawers, radiator, laminate flooring, coving to ceiling.

**Bedroom 3 12'0" x 8'11" (3.65m x 2.73m)**
UPVC double glazed window to side, built-in double wardrobe(s), radiator.

**Bathroom**
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to side, radiator.

**Outside**
Accessed via a private driveway to the front there are communal gardens to the front with a range of mature tree and shrub borders, driveway with turning circle around a large pond fed by a spring, access and parking in front of garage for 2 cars.
To the rear there are communal gardens with well stocked borders and beds with grassed areas and paved pathways.

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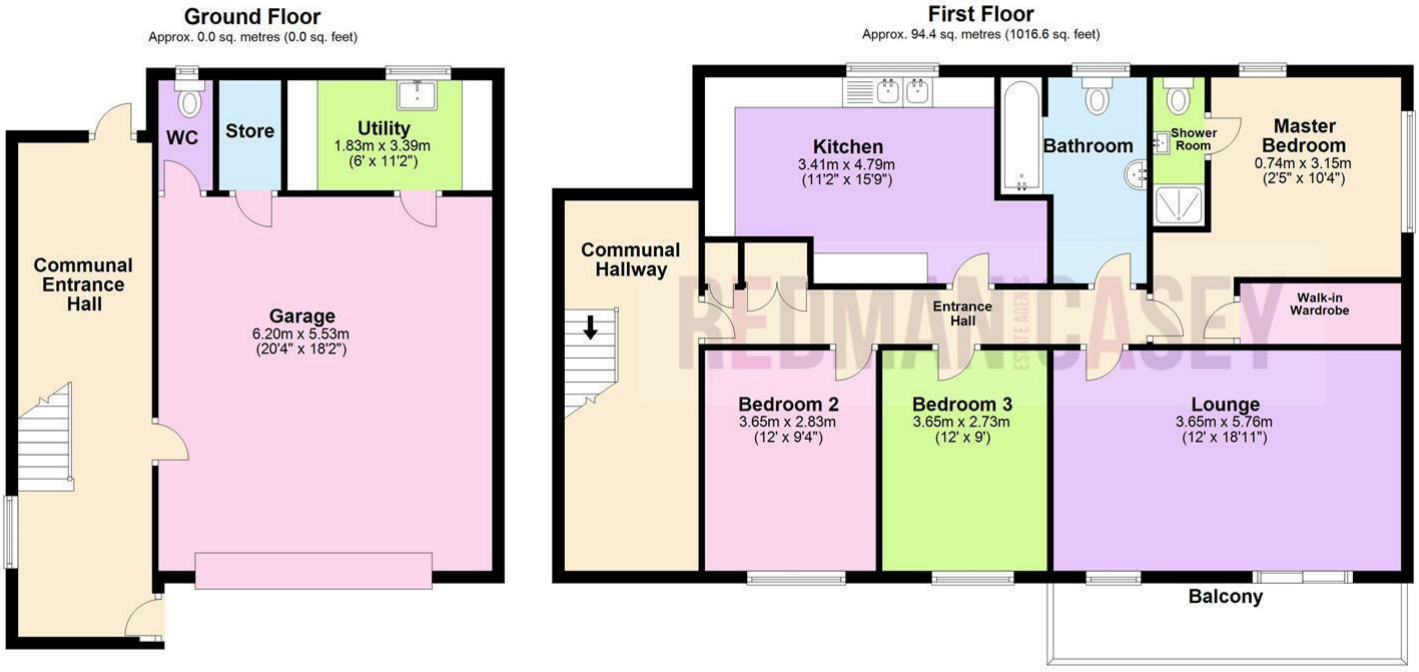
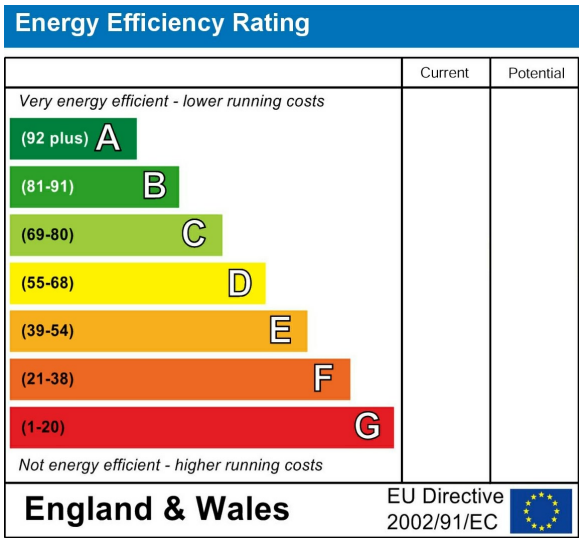
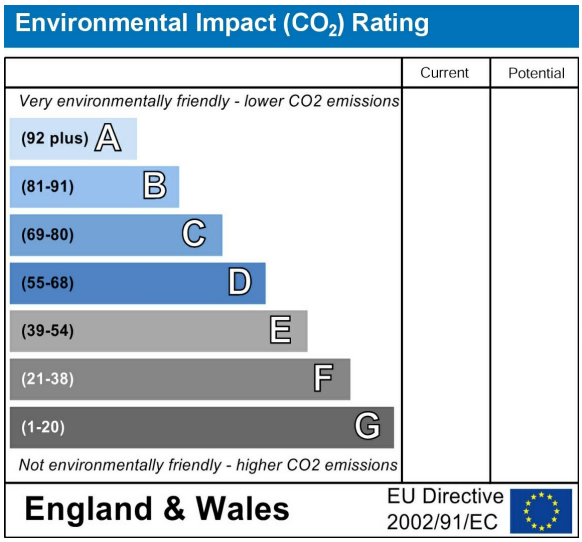



Total area: approx. 94.4 sq. metres (1016.6 sq. feet)

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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