REDMAN CASEY ESTATE AGENTS

7 Foxhunter Close, Lostock, Bolton, BL6 4GR

Offers In The Region Of £145,000

A modern mews home offered in good modern condition throughout with hall, W.C., lounge, kitchen diner, two double bedrooms, three piece bathroom suite, low maintenance garden to rear, off road parking to front in Lostock close to Middlebrook retail park, motorway and train station, regarded schools. Early viewing essential to appreciate.

- Modern Finish
- Allocated Parking
- Pleasant Rear Garden/Patio
- Two Double Bedrooms
- Lounge & Kitchen Diner
- EPC Rating B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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A mid mews home on Foxhunter Close, a modern development in Lostock located within easy reach to Middlebrook retail park, Horwich parkway train station, motorway access and regarded schools. The property is in good decorative order throughout finished to a modern specification with entrance hall, W.C., lounge, kitchen diner, landing providing access to two double bedrooms and a three piece bathroom. Externally two allocated parking spaces to the front with low maintenance patio and garden area to the rear.

Hallway
Entrance door to hall, stairs rise to upper level, door leads to W.C., door leads to lounge, wall mounted radiator, power points.

WC
Two piece with low level W.C., vanity wash basin, splash back tiling, double glazed frosted window to front elevation, wall mounted radiator.

Lounge 15'1" x 9'4" (4.61m x 2.84m)
Access from the hall to lounge with double glazed window to front elevation, under stairs storage, power points, wall mounted radiator, door to kitchen.

Kitchen/Diner 8'2" x 12'8" (2.50m x 3.87m)
Access from the lounge to kitchen diner with kitchen area fitted with a range of wall and base units with contrasting work surfaces, power points, plumbed for washing facilities, integrated oven with four hob gas burner with stainless steel splash back and over head extractor, inset single & quarter drainer sink with mixer tap, double glazed window to rear, dining area, upvc & glass panelled French doors lead to rear garden, space for dining wall mounted radiator.

Landing
Stairs rise to first floor landing, doors lead to further accommodation.

Bedroom 1 8'2" x 12'8" (2.50m x 3.85m)
Master bedroom with a range of fitted wardrobes with sliding mirrored doors with built in dressing area and t.v. point, wall mounted radiator, double glazed window.

Bedroom 2 8'6" x 12'8" (2.58m x 3.86m)
Two double glazed windows, storage cupboard, wall mounted radiator, power points.

Bathroom
Three piece suite with low level W.C., vanity wash basin, panelled bath with shower over and screen, tiled floor, partial tiled elevations.

Outside

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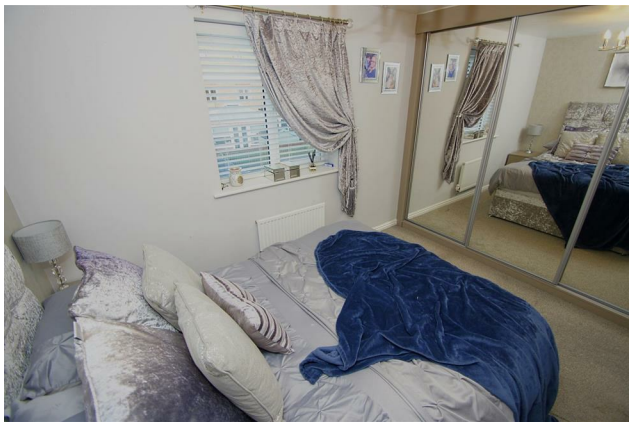
To the front two allocated parking spaces

To the rear a stone flagged patio with artificial grassed area and shale bedded section with traditional fencing as border.



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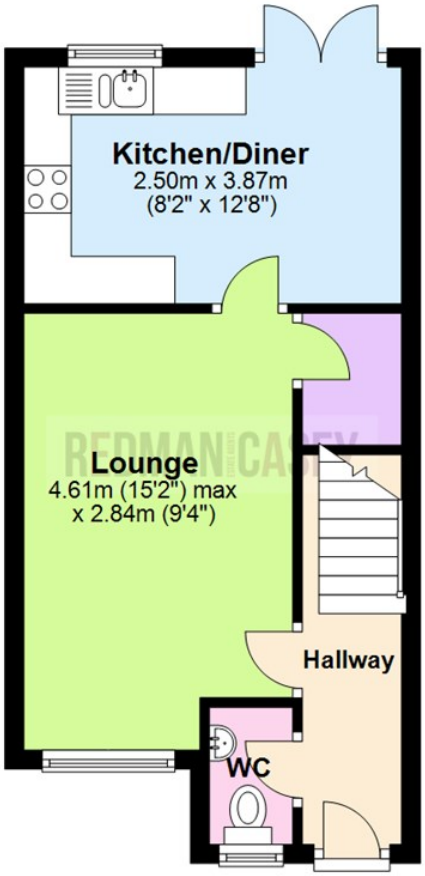
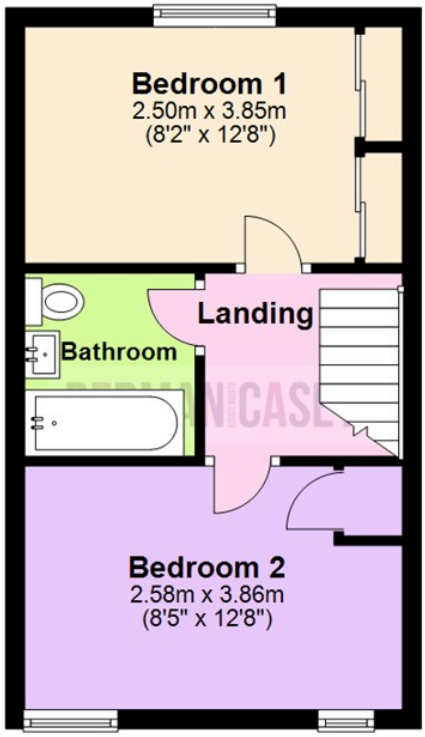
Ground Floor

Approx. 30.8 sq. metres (331.3 sq. feet)



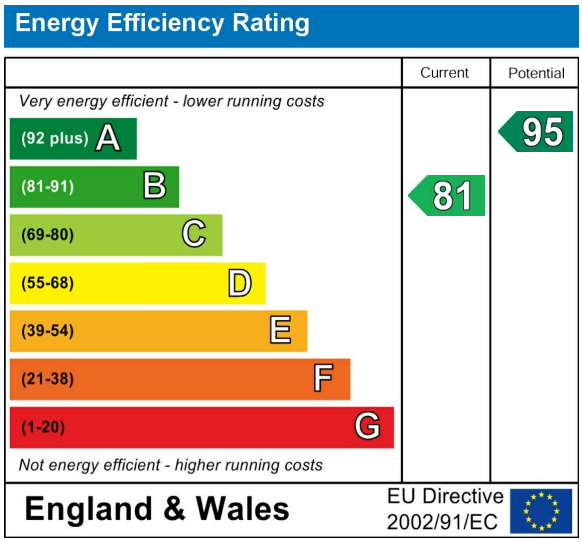
First Floor

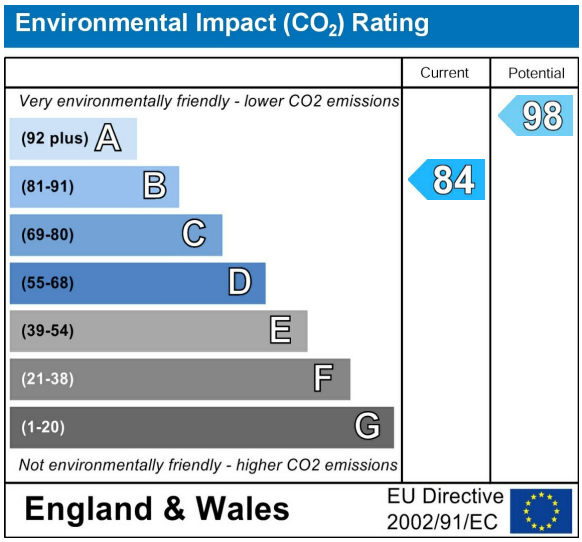
Approx. 28.8 sq. metres (309.5 sq. feet)



Total area: approx. 59.5 sq. metres (640.8 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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