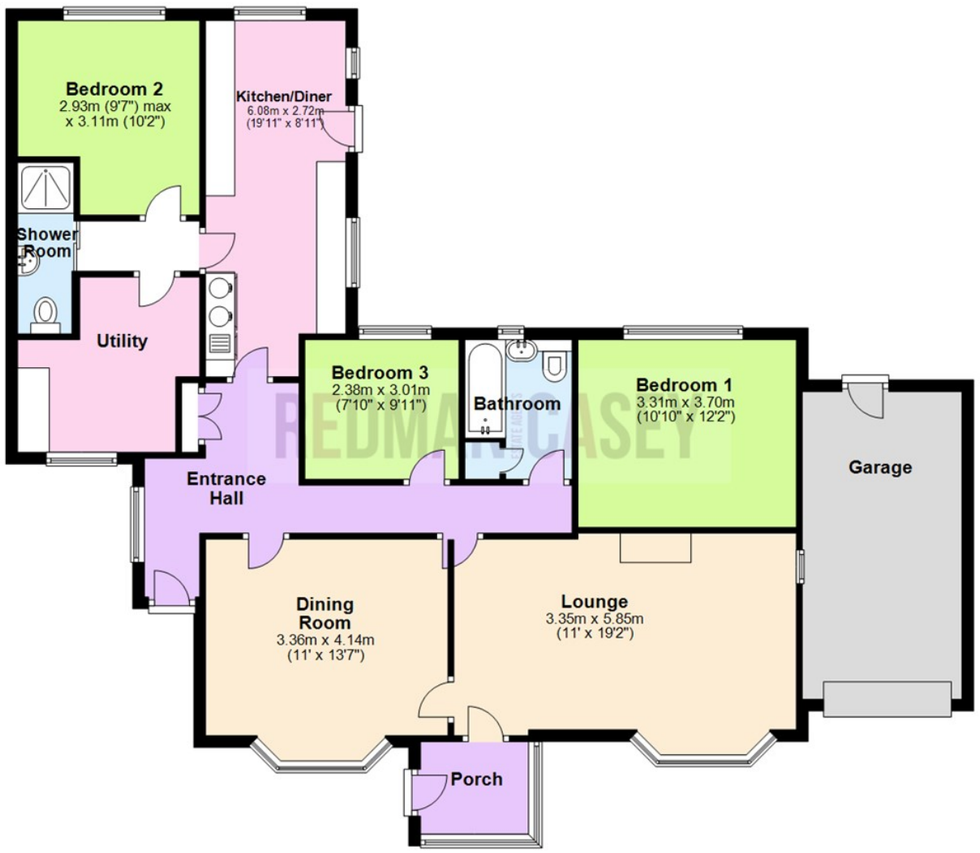
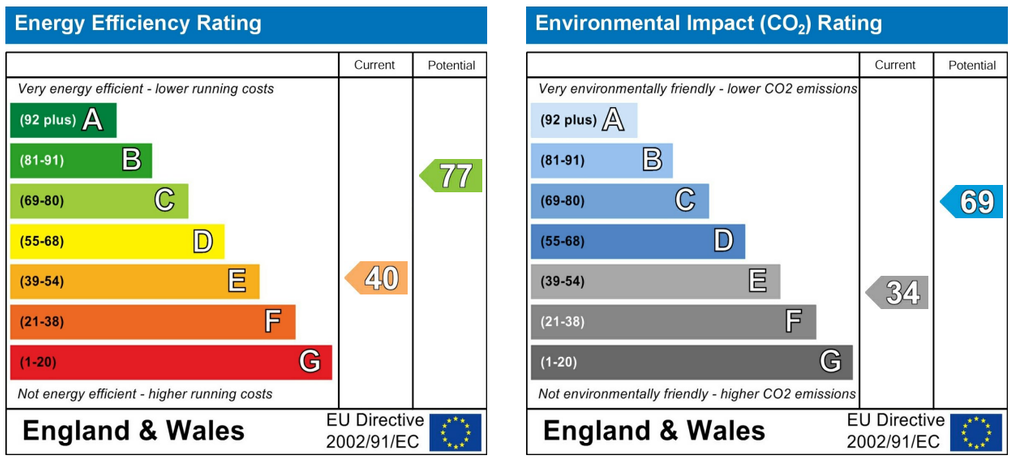
Ground Floor

Approx. 128.0 sq. metres (1378.1 sq. feet)



Total area: approx. 128.0 sq. metres (1378.1 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.



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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REDMAN CASEY ESTATE AGENTS

Hill Crest Georges Lane, Horwich, Bolton, Lancashire, BL6 6RT

Deceptively spacious extended detached true bungalow situated in the stunning position offering superb open views across Lancashire towards the Fylde coast. Three bedrooms, shower room, bathroom, two reception rooms, hall, kitchen diner, utility, garage, drive, considerable plot, ideal for growing families or couples looking for a semi-rural retreat.

£375,000

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* * * PART EXCHANGE CONSIDERED***POTENTIAL TO EXTEND SUBJECT TO PP***CONSIDERABLE PLOT***FANTASTIC VIEWS***SEMI-RURAL RETREAT***Located in this highly sought after position, Hill Crest offers unparalleled open views across the valley below and through across Lancashire and onto the Flyde coast beyond. Offering superb accommodation this extended true bungalow offers potential for further expansion should the need arise and currently comprises :- Entrance hall, dining room , lounge, fitted dining kitchen and utility room, three bedrooms the master with fitted wardrobes, family bathroom and separate shower room. Outside to the front there is a extensive block paved driveway leading to a car port, large gravelled area with a further driveway leading to the attached garage to the side and a mix of shrubs and trees. To the rear is a large paved sun patio leading to an extensive lawned garden surrounded by trees and shrubs. Viewing is essential to appreciate all on offer.

Entrance Hall
UPVC double glazed window to side, radiator, double door, door to:

Storage cupboard, built-in double storage cupboard.

Dining Room
11'0" x 13'7" (3.36m x 4.14m)
UPVC double glazed bay window to front with panoramic views of open countryside, radiator, coving to ceiling, door to:

Lounge
11'0" x 19'2" (3.35m x 5.85m)
Window to side, uPVC double glazed bay window to front with panoramic views of open countryside, living flame effect fire set in modern polished marble effect surround, radiator, door to:

Porch
Window to front, window to side, door to:

Kitchen/Diner
19'11" x 8'11" (6.08m x 2.72m)
Fitted with a matching range of modern cream base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer and range with extractor hood over, uPVC double glazed window to rear with panoramic views of open countryside, uPVC double glazed window to side, uPVC double glazed window to side with panoramic views of open countryside, double radiator, vinyl tiled flooring, uPVC double glazed door to garden, door to:

Sliding door to Shower Room, door to:

Utility
Base units and cupboards with worktop space over, plumbing for washing machine, space for fridge/freezer and tumble dryer, window to front, double radiator, floor mounted oil-fired boiler serving heating system and domestic hot water.

Shower Room
Fitted with three piece coloured suite with tiled shower area, pedestal wash hand basin with tiled splashback, low-level WC and extractor fan.

Bedroom 2
9'7" x 10'2" (2.93m x 3.11m)
UPVC double glazed window to rear, radiator.

Bedroom 1
10'10" x 12'2" (3.31m x 3.70m)
UPVC double glazed window to rear with panoramic views of open countryside, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, coving to ceiling.

Bedroom 3
7'10" x 9'11" (2.38m x 3.01m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bathroom
Fitted with three piece cream suite

comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, built-in airing cupboard housing, factory lagged hot water cylinder with slatted shelving, ceramic tiled flooring, upvc panelled ceiling with recessed low-voltage spotlights, door to:

Garage
Attached brick built single garage with rear door, power and light connected, Up and over door, door.

Outside
Mature front garden with a variety of mixed plants, shrubs and trees, overlooking open countryside, block paved driveway to the front leading to carport and with car parking space for three four cars with gravelled area. Rear garden, large paved sun patio with lawned area and mature flower and shrub borders, enclosed by stone wall and mature hedge rear and sides, timber garden shed, timber summerhouse, outside cold water tap, security lighting.

Hill Crest Georges Lane, Horwich, Bolton, Lancashire, BL6 6RT **£375,000**