REDMAN CASEY ESTATE AGENTS

9 Pendennis Avenue, Lostock, Bolton, BL6 4RS

£310,000

Deceptively spacious and well presented 4 bedroom split level bungalow, located in this highly sought after area offering access to sought after local schools, local amenities and access for motorway and rail links to Manchester Preston and beyond. The property offers spacious and flexible accommodation which lends itself to a growing family and benefits from solar panel and air source heat pump for heating. Generous lounge with separate dining area, fitted kitchen, en suite to master bedroom, three further bedrooms plus family bathroom. Outside there are generous rear gardens with multi level areas and to the front there is an open plan garden with a double width driveway leading to a double garage. Viewing is essential to appreciate all that is on offer.

- 4 Bedroom Split Level Detached Bungalow
- Lounge and Dining Area
- Fitted Kitchnen
- En Suite To Master Bedroom
- Family Bathroom
- Solar Panel and Heat Pump
- EPC Rating C
- Council Tax Band E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on this highly sought after residential estate in Lostock this deceptively spacious split level detached bungalow offers excellent and flexible accommodation for a growing family, the property is well presented throughout and comprises: Entrance hall, lounge open plan to separate dining area, fitted kitchen, master bedroom with fitted wardrobes and en suite shower room, bedroom two with fitted wardrobes, 2 further bedrooms with bedroom 4 currently used as an office. Family bathroom fitted with a three piece suite. Outside there are open plan gardens to the front with double width driveway leading to a double garage with power and light connected and remote door. To the rear is a generous rear garden with large paved patio elevated lawned area and substantial fruit garden and vegetable plot. The property benefits from double glazing throughout along with solar panels and a air source heat pump for heating and hot water. The solar panels are generating an income of approximately £1500 per annum. Viewing is essential to appreciate al that is on offer.

Entrance Hall
Twobuilt-in storage cupboard, radiator, twostairs, door to:

Lounge 15'10" x 13'0" (4.83m x 3.95m)
UPVC double glazed window to front, skylight, living flame effect gas fire set in marble effect surround, radiator, two wall lights, coving to textured ceiling with recessed spotlights, stairs, open plan to:

Dining Room 8'6" x 13'0" (2.58m x 3.95m)
UPVC double glazed window to side, radiator, coving to ceiling, door to:

Kitchen 11'2" x 10'3" (3.41m x 3.12m)
Fitted with a matching range of base and eye level units with contrasting wood round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, electric point for cooker with pull out extractor hood over, uPVC double glazed window to rear, double radiator, double glazed side door to garden, door to:

Bedroom 1 11'2" x 12'0" (3.41m x 3.66m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage and drawers, radiator, door to:

En-suite
Three piece coloured suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, radiator.

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Bedroom 2 10'1" x 12'6" (3.08m x 3.82m)
UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator.

Bedroom 3 7'10" x 15'5" (2.39m x 4.69m)
UPVC double glazed window to rear, three built-in double with cupboards, radiator, two wall lights, sloping ceiling.

Bedroom 4 11'2" x 7'0" (3.41m x 2.13m)
Fitted, fitted worktop over with cupboards and drawers, radiator, uPVC double glazed french doors to garden, door to:

Bathroom
Fitted with three piece coloured suite comprising deep panelled bath, inset wash hand basin in vanity unit with cupboards under and tiled splashback and low-level WC, half height ceramic tiling to all walls, extractor fan, radiator.

Double Garage
Brick built double garage with power and light connected, remote-controlled electric up and over door.

Outside
Open plan front garden, double width paved driveway leading to garage and with car parking space for two cars with lawned area and mature flower and shrub borders, paved steps leading to front entrance door.
Established rear garden, paved pathway, large paved sun patio with steps up to lawned area and mature flower and shrub borders with a range of ornamental fruit trees, enclosed by timber fencing to rear and sides, side gated access, outside water tap, timber garden shed.

Solar Panel and Heat Pump
The property benefits from a Air source heat pump which power heating and hot water demand, it also has a solar panel system which generates approx £1500 per annum in feed in tariffs, the current owner has also installed a battery for the solar panels however this is available by separate negotiation.

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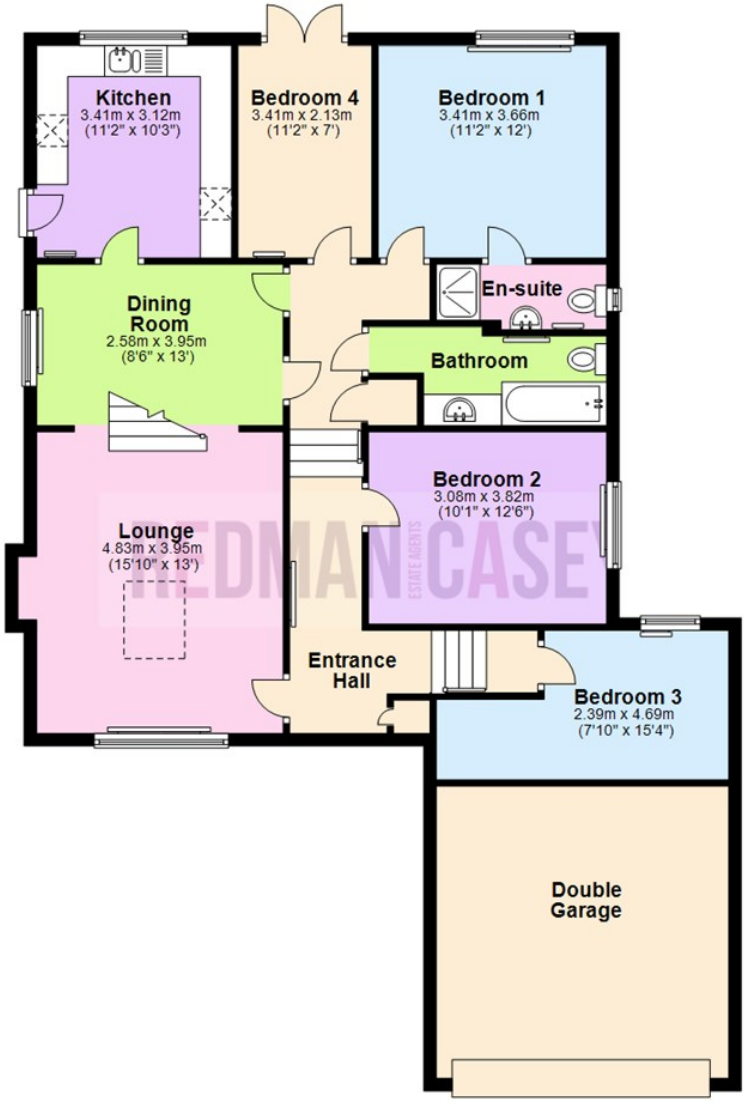
Ground Floor

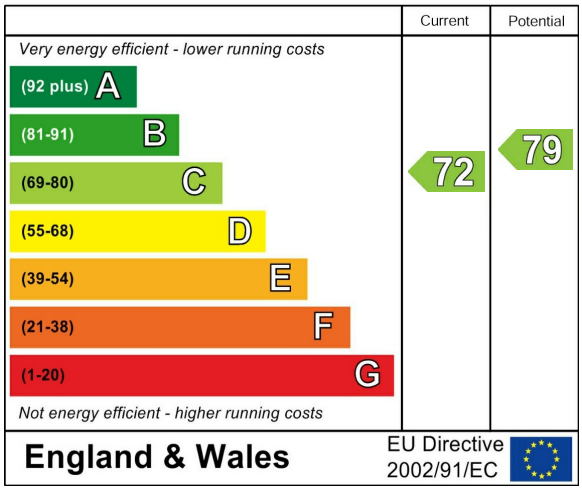
Approx. 107.4 sq. metres (1155.6 sq. feet)



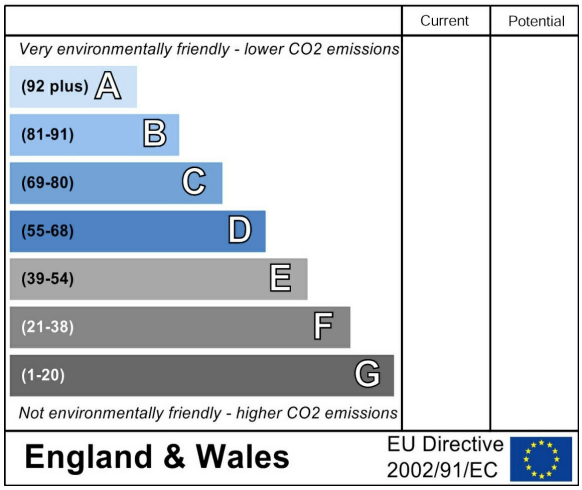
Total area: approx. 107.4 sq. metres (1155.6 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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