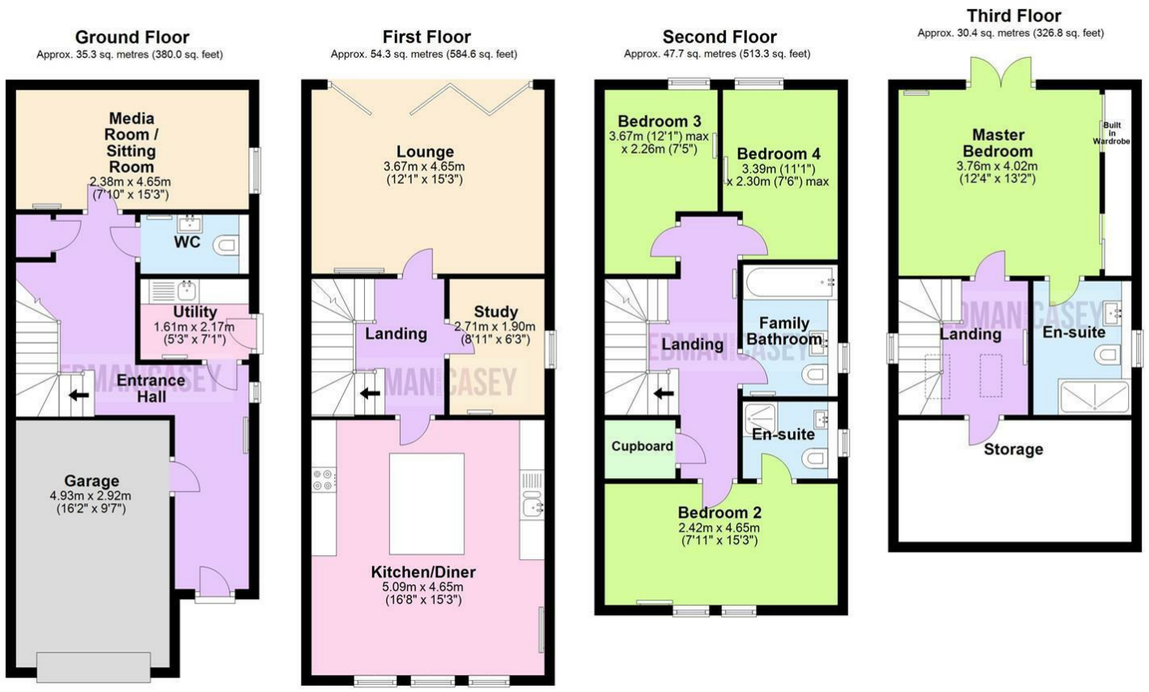
REDMAN CASEY ESTATE AGENTS



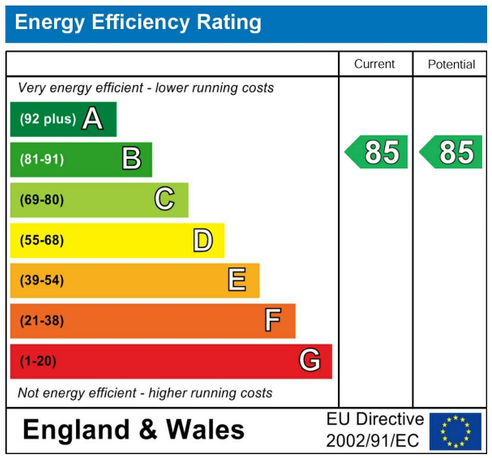
Total area: approx. 167.7 sq. metres (1804.8 sq. feet)

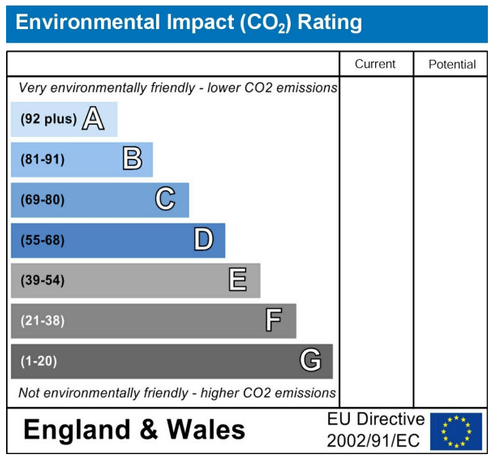
The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

4 Waterside, Belmont, Bolton, Lancashire, BL7 8AQ

Stunning four storey former show home situated in this highly sought after location offering fantastic family accommodation with spacious reception rooms, generous bedrooms with en suite shower rooms to two bedrooms, large family dining kitchen fitted white high gloss units with built in and integrated appliances, island unit, with storage and seating areas. Family bathroom with three piece suite, office and media / sitting room. Outside the rear gardens overlook the open countryside and lodge with wild birds and deer frequent visitors. Viewing is essential to appreciate all that is on offer.

Asking Price £435,000





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

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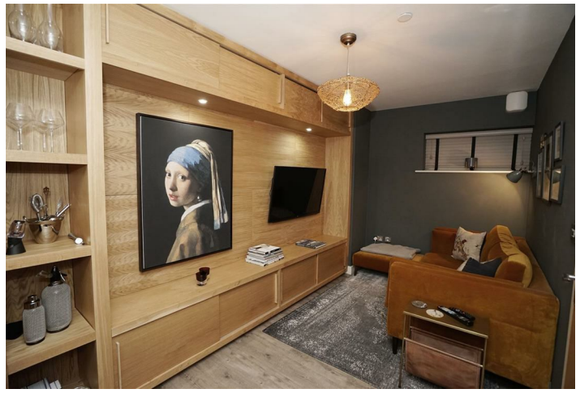

Stunning four double bedroom former show house situated on this highly acclaimed development in Belmont. The property built by 'Seddons' in 2017 offers deceptively spacious family accommodation over four floors beautifully presented with quality fixtures and fittings throughout. The property comprises :- Entrance hall, utility, wc. Media room / Sitting room with Oak veneered units. integral garage. To the first floor is a superb dining kitchen with modern white gloss units, built in and integrated appliances, island unit. study fitted with oak veneered units Lounge with bi fold doors to landscaped rear garden overlooking the lodge to the rear. To the second floor there are three double bedrooms with en suite shower to bedroom 2 and family bathroom with three piece suite. To the third floor there is a master suite with generous bedroom built in wardrobes and generous en suite shower room. French double doors with Juliet balcony overlooking the rear with stunning views of open countryside and the lodge. To the rear there is a landscaped easily maintained garden with paved patio, timber decking and mature flower and shrub beds and borders, and to the front is a double width block paved driveway leading to a single garage (this was the former sales office and has been plastered floored and heated) The property must be viewed to fully appreciate the size and quality on offer. Ideally located for access to local amenities and countryside along with good access to M65 and Rail connections in Bromley Cross to Manchester, Blackburn and beyond

Entrance Hall
UPVC double glazed window to side, built-in storage cupboard with hanging space, double radiator, LVT flooring, carpeted stairs to first floor landing, double glazed composite entrance door, door to:

Utility
5'3" x 7'1" (1.61m x 2.17m)
Fitted base units with worktop space, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, radiator, LVT flooring, uPVC double glazed side door, door to:

WC
Fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap and tiled splashback and WC with hidden cistern, radiator, LVT flooring.

Media Room / Sitting Room
7'10" x 15'3" (2.38m x 4.65m)
UPVC double glazed window to side, double radiator, LVT flooring, built-in bespoke storage cupboards and shelving.

Landing
Carpeted stairs to second floor landing, door to:

Study
8'11" x 6'3" (2.71m x 1.90m)
UPVC double glazed window to side, radiator, Fitted with oak veneered desk, shelving and storage cupboards.

Kitchen/Diner
16'8" x 15'3" (5.09m x 4.65m)
Fitted with a matching range of modern white eye level units with contrasting black granite worktop space with upstands, matching island unit with seating and storage under, 1+1/2 bowl under counter stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, built-in electric fan assisted double oven, built-in induction four ring hob with extractor hood over, three uPVC double glazed windows to front, double radiator, LVT flooring.

Lounge
12'0" x 15'3" (3.67m x 4.65m)
Double radiator, double glazed tri-fold door to garden with superb views over lodge and open countryside.

Landing
Radiator, carpeted stairs to third floor landing, door to:

Airing Cupboard
Built-in airing cupboard housing, factory lagged hot water cylinder.

Bedroom 2
7'11" x 15'3" (2.42m x 4.65m)
Two uPVC double glazed windows to front, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising wall mounted wash hand basin with mixer tap and tiled shower enclosure, WC with hidden cistern, ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, uPVC frosted double glazed window to side.

Bedroom 3
12'0" x 7'5" (3.67m x 2.26m)
UPVC double glazed window to rear with stunning views of lodge and open countryside, radiator.

Bedroom 4
11'1" x 7'7" (3.39m x 2.30m)
UPVC double glazed window to rear with stunning views of open countryside and lodge, radiator.

Family Bathroom
Fitted with three piece modern white suite comprising deep panelled bath and wall mounted wash hand basin with mixer tap, WC with hidden cistern, half height ceramic tiling to all walls, extractor fan, shaver point, uPVC frosted double glazed window to side, radiator.

Landing
Two double glazed velux skylight, uPVC double glazed windows to side, radiator, door to:

Storage
Large built in eaves storage cupboard.

Master Bedroom
12'4" x 13'2" (3.76m x 4.02m)
Double radiator, two built-in double wardrobes with mirrored sliding doors, hanging rails and shelving, uPVC double glazed french double doors with matching side panels and juliet balcony with stunning views overlooking rear garden, lodge and open countryside, two sliding doors, door to:

Built in Wardrobe

En-suite
Fitted with three piece modern white suite with wall mounted wash hand basin with mixer tap and tiled double shower enclosure, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, uPVC frosted double glazed window to side.

Outside
Open plan front garden with mature flower and shrub borders, double width block paved driveway to the front leading to garage.
Landscaped rear garden, enclosed by timber fencing rear and sides, paved sun patio timber, decking and area with gravelled area and mature ornamental flower and shrub borders, side gated access.

Garage
Integral single garage with power and light connected, fully plastered with laminate flooring, electric wall heater and built in storage cupboards as this was the former show office, to the front is an up and over door.

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