REDMAN CASEY ESTATE AGENTS

124 Middlebrook Drive, Lostock, Bolton, Lancashire, BL6 4RJ

Offers Over £155,000

Well presented three bedroom semi detached property ideally located for access to rail and motorway networks with Lostock station within walking distance. The property offers excellent accommodation which has been converted and extended to provide spacious living room and kitchen with three generous bedrooms and garden plus double parking. Viewing is essential to appreciate all that is on offer.

- Three Generous Bedrooms
- Extended Kitchen
- Close to Rail and Motorway Links
- 29FT Lounge / Diner
- Private Rear Garden
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Situated on this highly sought after development offering excellent access to rail and motorway links as well as easily accessible countryside walks. The property has been converted and extended to create a spacious family home that comprises :- Entrance hall, 29ft lounge / diner, extended kitchen. To the first floor there are three generous bedrooms and shower room fitted with a three piece suite. Outside there is a double width driveway offering off road parking for two cars and to the rear is a private enclosed garden with patio and lawned area. Viewing is essential to appreciate all that is on offer.

Entrance Hall
UPVC double glazed entrance door, radiator, dado rail, coving to ceiling, carpeted stairs to first floor landing, door to:

Lounge/Diner 29'6" max x 16'0" max (8.99m max x 4.88m max)
UPVC double glazed window to front and side, full height glazed window from kitchen, living flame effect electric fire set in timber surround and marble effect inset and hearth, built-in under-stairs storage cupboard, double radiator, and single radiator, coving to ceiling, door to:

Kitchen 10'3" x 15'7" (3.12m x 4.75m)
Fitted with a matching range of base and eye level units with drawers and cornice trims, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, ceramic tiled flooring, ceiling with recessed spotlights, uPVC double glazed door to garden.

Landing
UPVC double glazed window to side, dado rail, door to:

Bedroom 1 12'8" x 9'4" (3.85m x 2.84m)
UPVC double glazed window to front, radiator.

Bedroom 2 11'3" x 8'10" (3.43m x 2.68m)
UPVC double glazed window to rear, radiator.

Bedroom 3 7'10" x 6'11" (2.40m x 2.10m)
UPVC double glazed window to rear, radiator.

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Shower Room
Fitted with three piece modern white suite comprising corner shower enclosure with upvc panelling, pedestal wash hand basin, low-level WC and ceramic tiling to one wall, uPVC frosted double glazed window to front, built-in over-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator.

Outside
Open plan front, double width paved driveway to the front with car parking space for two cars with mature flower and shrub borders, enclosed by timber fencing to side.
Private south facing rear garden, paved sun patio, timber garden shed, enclosed by wall and fencing to rear and sides with lawned area, paved pathway and mature flower and shrub borders.

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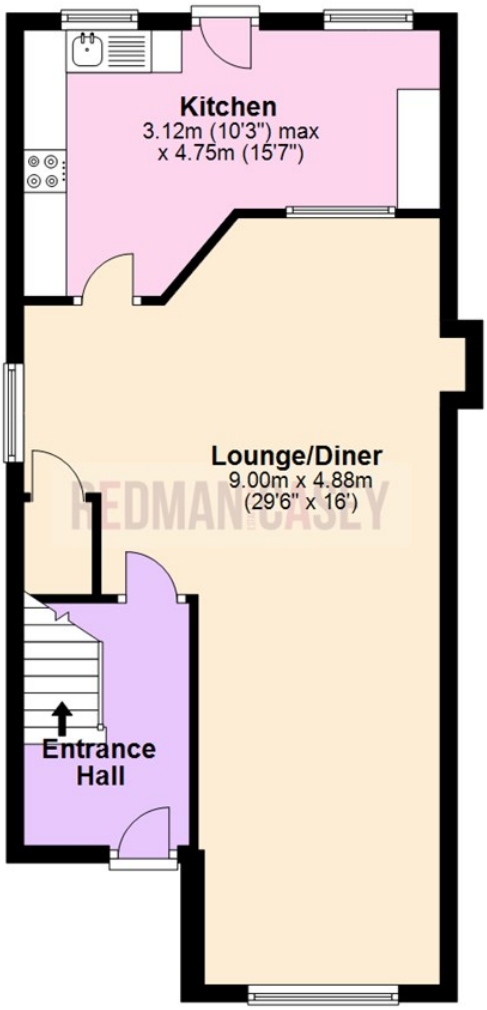
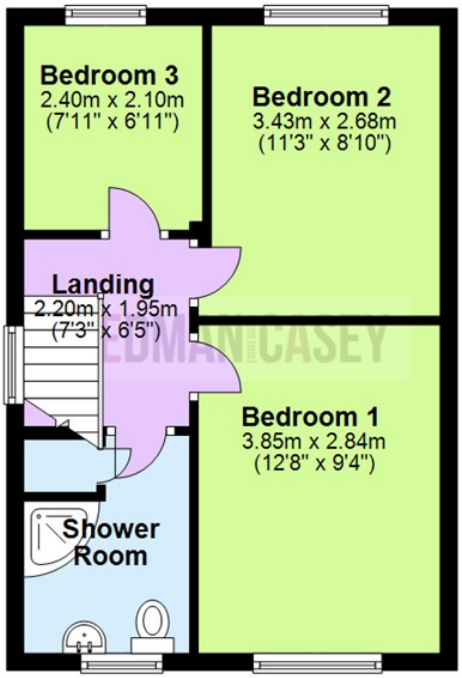
Ground Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



First Floor

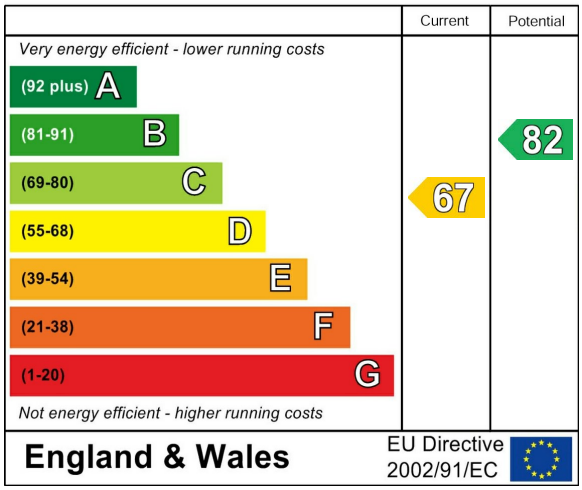
Approx. 36.0 sq. metres (387.6 sq. feet)



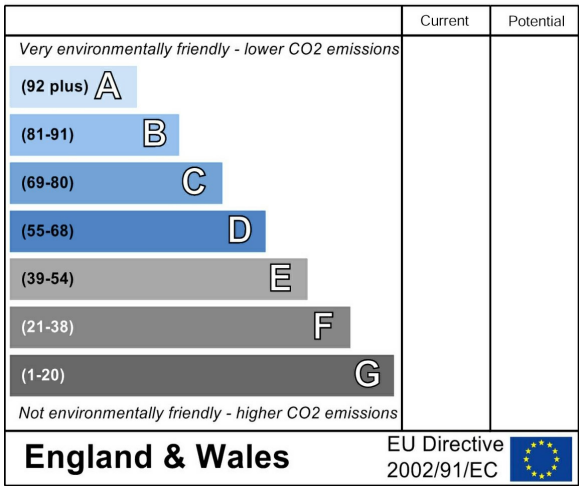
Total area: approx. 87.3 sq. metres (940.2 sq. feet)

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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