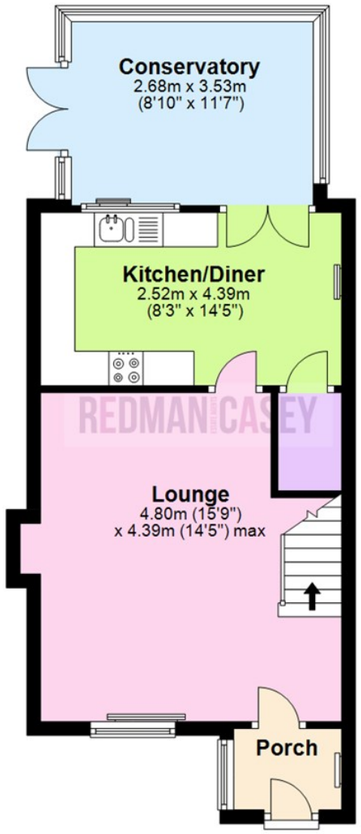
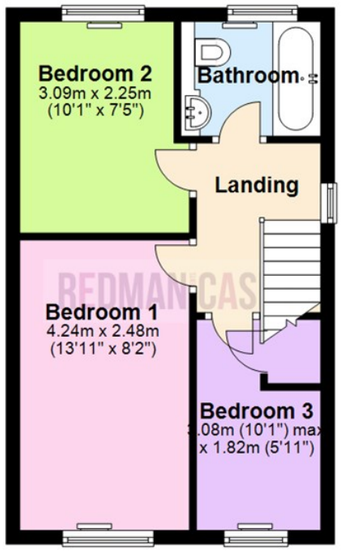
Ground Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



First Floor

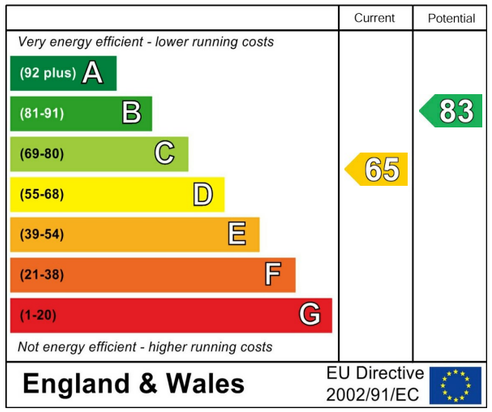
Approx. 32.6 sq. metres (351.4 sq. feet)



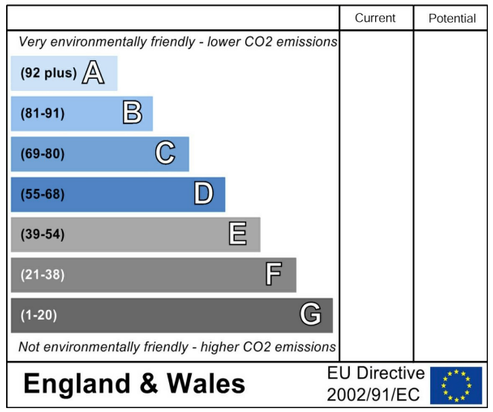
Total area: approx. 77.8 sq. metres (837.3 sq. feet)

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



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

37 Middlebrook Drive, Lostock, Bolton, BL6 4RH

Superbly presented and improved 3 bedroom detached property, ideally situated on this highly sought after estate, offering excellent accommodation and access to rail links at Lostock station with trains to Preston, Manchester and beyond. The property benefits from gas central heating and double glazing along with a garage to the side and extensive block paved driveway, spacious lounge, dining kitchen and conservatory, 3 bedrooms and bathroom fitted with a modern suite. Gardens to front and rear, viewing is essential to appreciate all that is on offer.

Offers In The Region Of £310,000

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Situated on this highly sought after estate this superbly presented detached property offers fantastic family accommodation which has been improved and expanded to a very high standard by the current owners. Internally the property comprises: Porch, lounge with superb oak and glass staircase to first floor fitted dining kitchen with integrated and built in appliances, conservatory. To the first floor there are three generous bedrooms, two with fitted wardrobes and a modern bathroom refitted with a 3 piece white suite. Outside there are open plan gardens to the front with lawned area and extensive block paved driveway leading to a single garage. To the rear is an enclosed garden with block paved patio multiple timber decking areas and lawn. The property must be viewed to appreciate the condition and size of property on offer.

Porch
Full height uPVC frosted double glazed leaded window to side, radiator, uPVC double glazed entrance door with matching side leaded panels, door to:

Lounge
15'9" x 14'5" (4.80m x 4.39m)
Double glazed leaded window to front, living flame effect gas fire with feature surround, double radiator, coving to ceiling, carpeted oak and glass staircase to first floor landing, door to:

Kitchen/Diner
8'3" x 14'5" (2.52m x 4.39m)
Fitted with a matching range of white base and eye level units with underlighting, drawers, cornice trims and contrasting oak worktops, 1+1/2 bowl composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated fridge and freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring halogen hob with pull out extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed 'French' doors to conservatory, door to built-in under-stairs storage cupboard.

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, three windows to side, uPVC double glazed window to side to rear, electric radiator, ceramic tiled flooring, uPVC double glazed french doors to garden.

Landing
UPVC double glazed leaded window to side with oak and glass balustrade, door to:

Bedroom 1
13'11" x 8'2" (4.24m x 2.48m)
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, matching dressing table, vanity mirror and drawers, radiator, ceiling with recessed spotlights.

Bedroom 2
10'2" x 7'5" (3.09m x 2.25m)
UPVC double glazed leaded window to rear, fitted bedroom suite with a range of wardrobes comprising double wardrobe(s) with hanging rails and shelving, radiator.

Bedroom 3
10'1" x 6'0" (3.08m x 1.82m)
UPVC double glazed leaded window to front, built-in airing cupboard housing, factory lagged hot water cylinder with slatted shelving, radiator, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with aqualisa digital power shower and folding glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height porcelanosa ceramic tiling to all walls, extractor fan, wall mounted heated mirror. uPVC frosted double glazed leaded window to rear, Feature anthracite coloured radiator with integrated towel rail, ceramic tiled flooring with recessed spotlights.

Outside
Open plan front garden, extensive block paved driveway to the front and side leading to garage with lawned area, brick paved pathway leading to front entrance door and side pedestrian gate. Private rear garden, enclosed by timber fencing to rear and sides, sunken block paved sun patio timber, decking and area with steps up to lawned area and mature flower and shrub borders, outside water tap, courtesy lighting, detached sectional garage with power and light connected.