REDMAN CASEY ESTATE AGENTS

24 Pendennis Avenue, Lostock, Bolton, Lancashire, BL6 4RS

Offers In The Region Of £285,000

A three bedroom link detached residence in superb condition offering versatile living accommodation offered with no onward chain with porch, hall, lounge, dining room, kitchen. On the upper level there are three bedrooms and a four piece bathroom. Further features include integral garage, gas central heating, double glazed windows and exceptional plot to the rear. Internal and external inspection is highly recommended.

- Excpetional Rear Plot
- Three Bedrooms
- Lounge & Dining Room
- No Chain
- Integral Garage
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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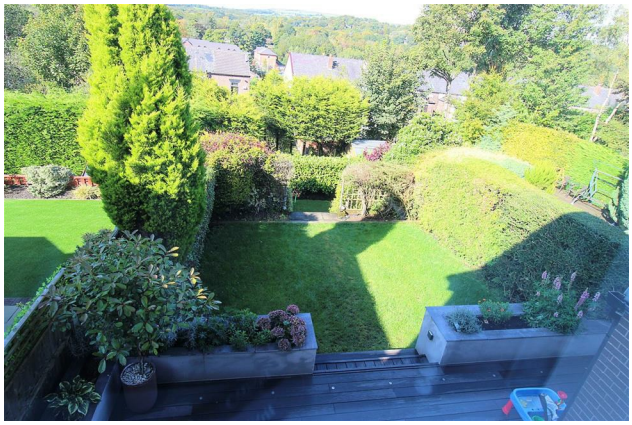
Positioned on Pendennis Avenue, Lostock this link detached residence offered with no onward chain and finished to a modern and contemporary standard offering flexible living accommodation and resting on an exceptional plot. The property is situated close to Lostock train station and local amenities. Middlebrook retail park is to hand along with access to the motorway and regarded schooling. The property briefly comprises; porch, hall, lounge, dining room and kitchen. On the upper level three bedrooms and a four piece bathroom. Externally garage to the front with drive and to the rear tiered gardens ans patios. Early viewing is essential to fully appreciate.



Porch
Door to entrance porch with window to front aspect, door to hall.

Hallway
door from porch to hall with wall mounted radiator, stairs rise to upper level, laminate flooring, doors lead to further accommodation.

Living Room 23'0" x 12'1" (7.00m x 3.69m)
Spacious living area with double glazed windows to front and rear aspects, wall mounted radiator, power points, feature fireplace with space for inset TV, with mock style fuel burner, door to dining room, sliding patio door to rear.

Dining Room 9'11" x 9'5" (3.01m x 2.86m)
Access via hall and lounge to dining room with laminate flooring, double glazed window to rear overlooking the gardens, door to kitchen, door to under stairs storage, wall mounted radiator, power points.

Kitchen 17'9" x 7'10" (5.40m x 2.39m)
Spacious kitchen fitted with a range of wall and base units with contrasting work surfaces splash back tiling, power points, tiled flooring, double drainer sink, integrated oven/grill with separate 5 hob gas burner with overhead extractor, plumbed for washing facilities, wall mounted gas fired central heating boiler, door to garage, door to outside.

Garage
Integral garage with up and over door providing potential off road parking or storage, door to kitchen, power points and light.

Landing
Stairs rise to upper level, doors lead to further accommodation, double glazed window to side aspect.

Bedroom 1 13'1" x 10'1" (3.99m x 3.07m)
Good sized double room with a range of fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed window to front aspect.

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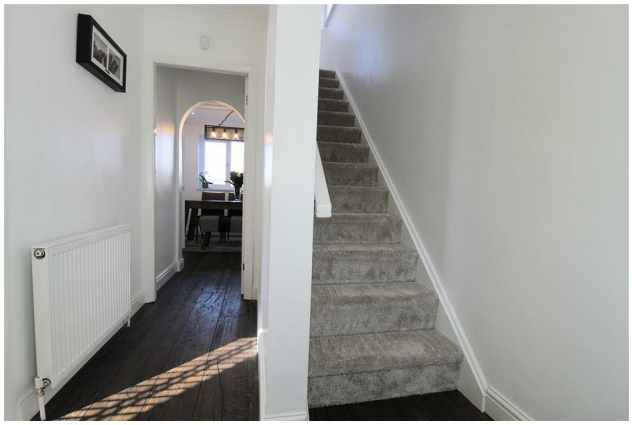
Bedroom 2 8'2" x 9'7" (2.49m x 2.92m)
Accessed off the landing to bedroom two with power points, wall mounted radiator, double glazed window to rear overlooking the gardens.

Bedroom 3 7'11" x 8'6" (2.41m x 2.60m)
Positioned towards the front elevation, double glazed window, power points, fitted cupboard, wall mounted radiator.

Bathroom 5'8" x 8'6" (1.73m x 2.60m)
Four piece suite with panelled bath, separate shower cubicle, low level W.C., pedestal mounted vanity wash basin, wall mounted radiator, two double glazed frosted windows, tiled floor and tiled elevations.

Outside
To the front aspect a flagged drive leading to attached integral single garage with up and over door. lawned area to side of drive and additional shrubs and fence to border.

To the rear a decked area with built in lighting and purpose built borders with soil bedded section s with seasonal plants and foliage. Steps lead down to the second tier with lawn with surrounding bushes, shrubs and foliage. A further third tier with lawned area with traditional borders with access to a fourth tier which recently (September 2020) has been cleared and laid with bark chips with surrounding hedges/shrubs and fencing. The rea plot is an excpetional and versatile space.



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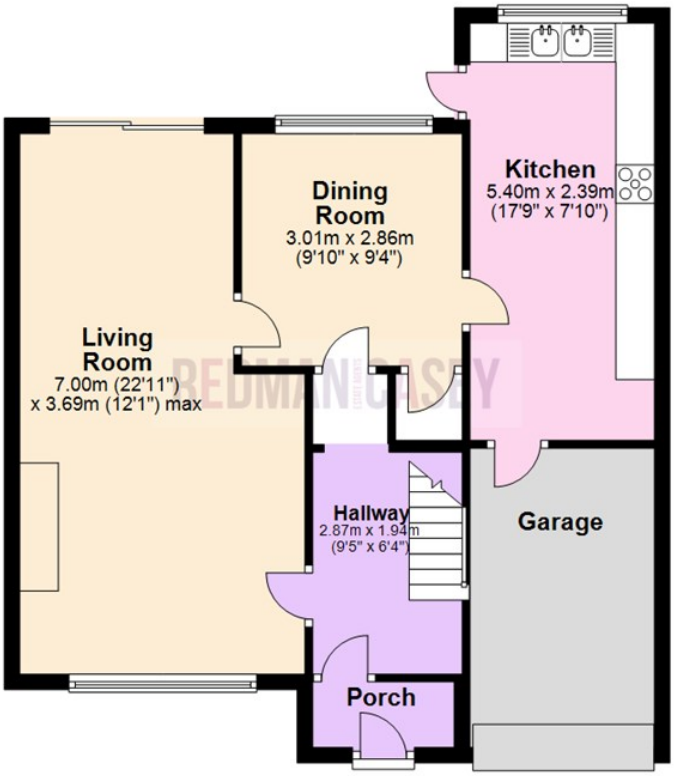
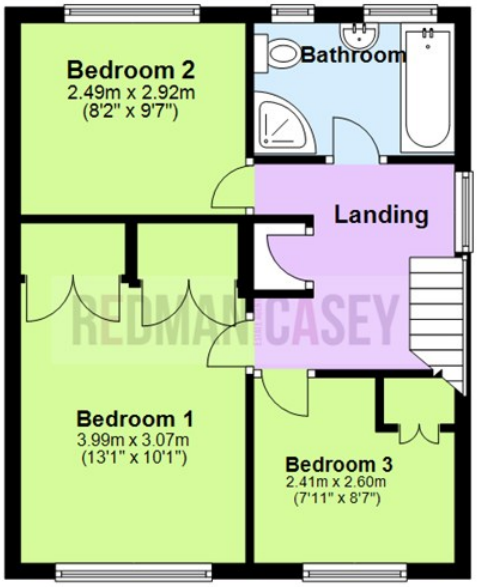
Ground Floor



First Floor



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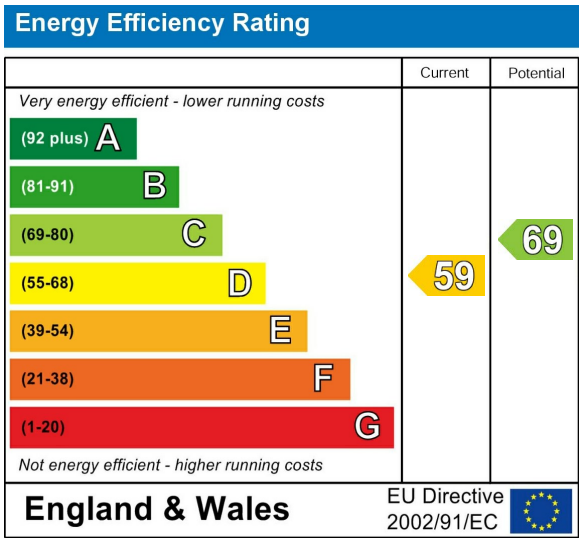
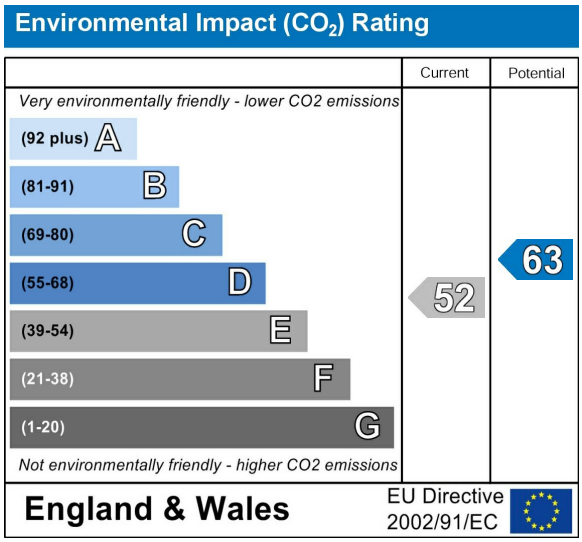
Plan produced using PlanUp.





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