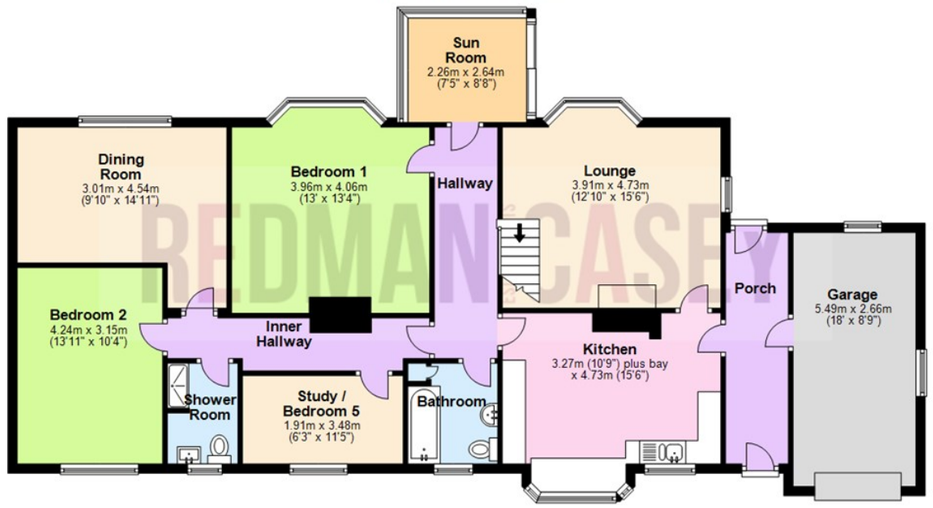
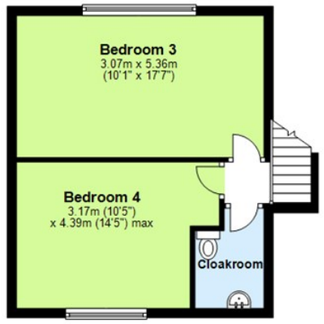
Ground Floor

Approx. 124.9 sq. metres (1344.5 sq. feet)



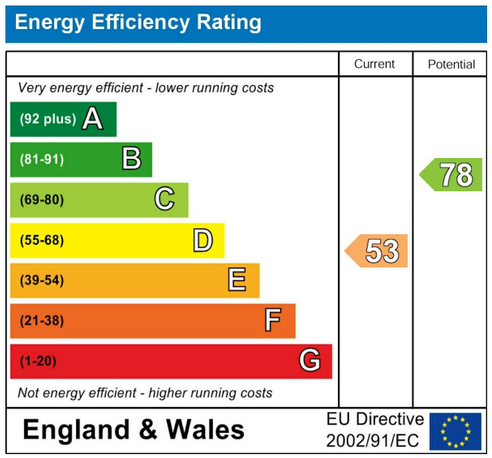
First Floor

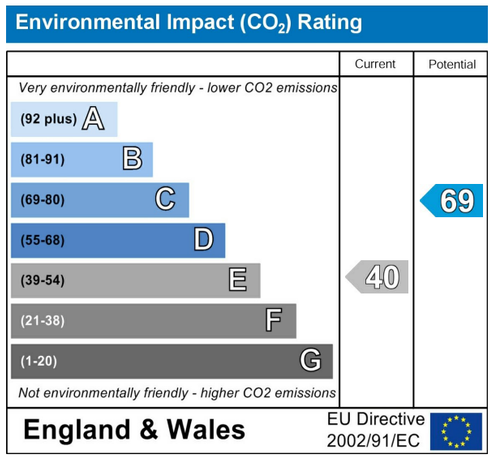
Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 159.4 sq. metres (1715.7 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.





REDMAN CASEY ESTATE AGENTS

Sundial, 6 Higher Austins, Lostock, Bolton, Greater Manchester, BL6 4LY

Extended detached dormer bungalow offering excellent accommodation and set in a fantastic position with open aspects to the front. Offered for sale with no chain and vacant possession the property has been in the same family for over 60 years and represents a once in a lifetime opportuity purchase a forever home. Needing updating the property has 2/3 receptions plus large kitchen and 4/5 bedrooms plus two bath / shower rooms, extensive gardens and garage plus parking. Viewing is essential to understand the potential on offer.

Offers In The Region Of £380,000

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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Located on a private road Sundial has been in the same ownerships for over 60 years and offers a fantastic opportunity for the next family to put their own stamp onto this stunning family home. The property has been extended and loft converted to provide accommodation of approx 1700sqft but still offers further potential to expand the loft areas to create further bedrooms thus creating further reception rooms on the ground floor. The property at present comprises :- Porch, kitchen, lounge hallway, bathroom, bedroom 1 sun room, inner hallway, shower room, dining room bedroom 4 and study / bedroom 5 To the first floor there are two further double bedrooms and cloakroom w.c Outside there are well stocked mature gardens to the front and rear with driveway leading to a single garage. Viewing is essential to appreciate all that is on offer.

Porch
Ceramic tiled flooring, uPVC entrance door with double glazed side panel, hardwood rear door to garden, door to garage and kitchen:

Kitchen
10'9" x 15'6" (3.27m x 4.73m)
Base and eye level cupboards with worktop space over, 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, electric point for cooker, uPVC double glazed bay window to front, hardwood aluminium double glazed window to front, electric storage heater, ceramic tiled flooring, wall mounted gas boiler serving heating system and domestic hot water, door to lounge and hallway:

Lounge
12'10" x 15'6" (3.91m x 4.73m)
UPVC double glazed window to side, uPVC double glazed bay window to rear overlooking rear garden, coal effect gas fire set in slate tiled surround and slate tiled hearth, radiator, double radiator, stairs to first floor landing.

Hallway
Radiator, door to bathroom, bedroom 1, sun room and inner hallway :

Bathroom
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to front, built-in storage cupboard, radiator.

Bedroom 1
13'0" x 13'4" (3.96m x 4.06m)
UPVC double glazed bay window to rear overlooking rear gardens, built-in double wardrobes, double radiator, electric storage heater.

Sun Room
Aluminium single glazed construction with single glazed glass roof, power and light connected, tiled flooring, patio door.

Inner Hallway
Door to:

Study / Bedroom 5
6'3" x 11'5" (1.91m x 3.48m)
UPVC double glazed window to front, radiator.

Shower Room
Fitted with two piece suite comprising tiled shower area with electric shower over, pedestal wash hand basin and low-level WC full height ceramic tiling to all walls, frosted double glazed window to front, radiator, electric storage heater, ceramic tiled flooring.

Bedroom 2
13'11" x 10'4" (4.24m x 3.15m)
Aluminium double glazed window to front, radiator, electric storage heater.

Dining Room
9'11" x 14'11" (3.01m x 4.54m)
UPVC double glazed window to rear, radiator.

Landing
Door to:

Bedroom 3
10'1" x 17'7" (3.07m x 5.36m)
UPVC double glazed window to rear, fitted

bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, electric storage heater.

Bedroom 4
10'5" x 14'5" (3.17m x 4.39m)
UPVC double glazed window to front with panoramic views of open countryside, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, electric storage heater.

Cloakroom
Fitted with two piece suite comprising, pedestal wash hand basin with tiled splashback and low-level WC.

Outside
Concrete pattern driveway with wrought iron gates to the front leading to garage. Lawned area, well stocked mature flower and shrub borders with range of ornamental apple trees and fruit bushes, brick paved pathway, timber garden shed, enclosed by timber fencing and mature hedge to front and sides, outside cold water tap.
Private multi level south facing rear gardens, paved sun patio, aluminium greenhouse, timber garden shed, enclosed by timber fencing and mature hedge to rear and sides with steps down to lawned area and well stocked mature flower and shrub borders, steps continue down to a further garden area with ornamental pond and well stocked borders and beds.

Garage
Concrete pre-fabricated single garage with power and light connected, window to side, window to rear, Up and over door.

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