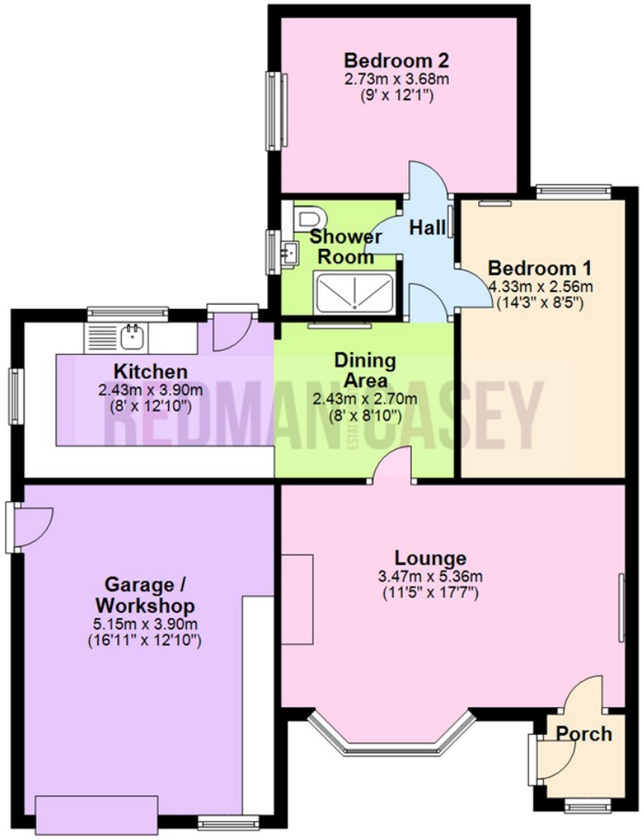
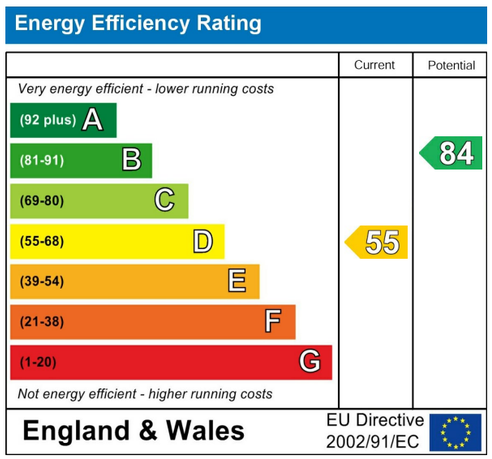
## Ground Floor

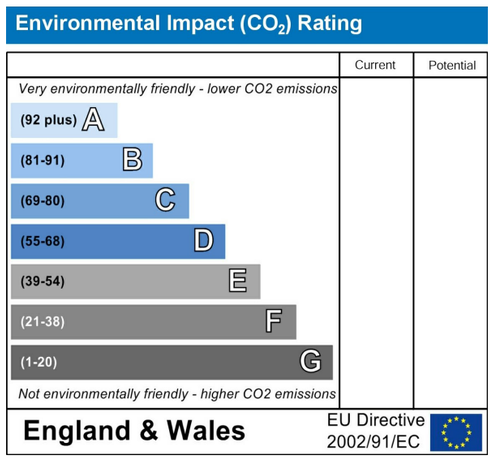
Approx. 64.6 sq. metres (695.7 sq. feet)




Total area: approx. 64.6 sq. metres (695.7 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

## 16 Shaftesbury Avenue, Lostock, BL6 4AP

Superbly presented and extended two bedroom semi detached bungalow. Located within easy access of local amenities, shops and transport links for both motorway and rail. Offering excellent accommodation with spacious lounge fitted dining kitchen and two generous bedrooms both with fitted wardrobes, superb shower room fitted with a modern three piece white suite, outside there are easily manageable gardens to the front and rear and a large garage workshop with power and light connected. The property is sold with no chain and vacant possession and must be viewed to be fully appreciated.

## Offers In The Region Of £210,000

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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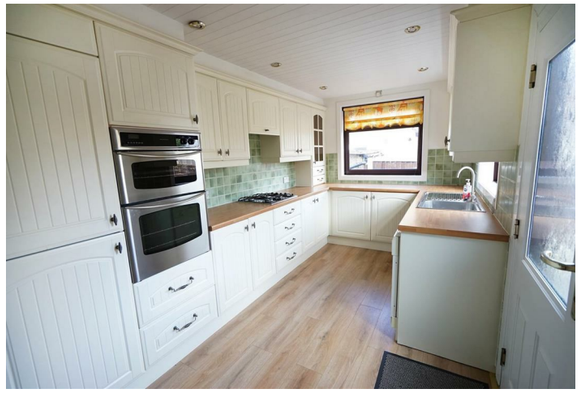

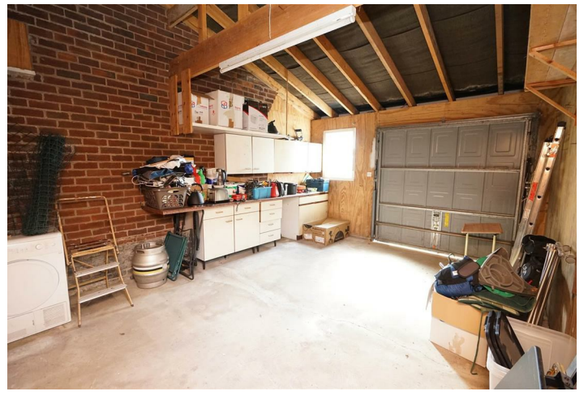
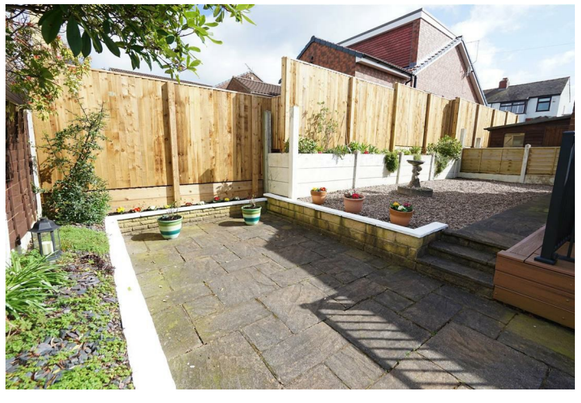

Ideally located for access to Middlebrook retail park, local amenities and M61 Motorway along with railway links at Horwich Parkway, the property offers excellent accommodation which has been improved and extended to provide a superb home, which comprises : Porch, lounge, dining area open plan to fitted kitchen, hallway, shower room fitted with a modern three piece white suite and two generous bedrooms both with fitted wardrobes. Outside there are low maintenance gardens to the front and rear with gravelled beds and composite decking and a generous extended garage workshop with power and light connected. Sold with no chain and vacant possession the property must be viewed to fully appreciate all that is on offer.

**Porch**
UPVC double glazed window to front, double glazed entrance door, door to:

**Lounge**
11'5" x 17'7" (3.47m x 5.36m)
UPVC double glazed bay window to front, coal effect gas fire set in timber surround and marble effect inset and hearth, radiator, two wall lights, door to:

**Dining Area**
8'0" x 8'10" (2.43m x 2.70m)
Radiator, open plan to:

**Kitchen**
8'0" x 12'10" (2.43m x 3.90m)
Fitted with a matching range of cream base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, glazed display units, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, plumbing for washing machine and dishwasher, built-in eye level electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, laminate flooring, panelled ceiling with recessed spotlights, double glazed door to garden, door to:

**Hall**
Radiator, door to:

**Bedroom 1**
14'2" x 8'5" (4.33m x 2.56m)
UPVC double glazed window to rear, two built-in double with sliding door, hanging rails and shelving, matching bedside cabinet and drawers, radiator.

**Bedroom 2**
8'11" x 12'1" (2.73m x 3.68m)
UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, radiator.

**Shower Room**
Fitted with three piece modern white suite comprising tiled double shower enclosure with electric shower and folding glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted cabinet, uPVC frosted double glazed window to side, ceramic tiled flooring.

**Outside**
Front garden, enclosed by dwarf brick wall and timber fencing to front and sides, block paved driveway to the front leading to garage with gravelled and brick paved pathway leading to front entrance door, wrought iron gated access.
Rear garden, enclosed by timber fencing to rear and sides with gravelled area and mature flower and shrub borders, paved sun patio with composite decking and area.

**Garage / Workshop**
Attached brick built garage with power and light connected, uPVC frosted double glazed window to front, Up and over door, uPVC double glazed side door.