REDMAN CASEY ESTATE AGENTS

71 Kilworth Drive, Lostock, Bolton, BL6 4RL

Offers In The Region Of £525,000

Superbly presented and extended executive detached property, ideally located for access to M61 and railway links at Lostock station along with sought after local primary schools plus Bolton school and Clevelands Prep school being within 21/2 miles of the property. Internally the property offers flexible and extensive accommodation with 4 generous bedrooms two with en suite facilities, large lounge split level to a dining area, fitted living kitchen diner, utility room and office / extra reception room or 5th bedroom. cloakroom and family bathroom.
Outside there are private gardens to the rear with paved patio and raised decking balcony, to the front a double driveway leads to a double garage. Viewing is essential to appreciate all that is on offer.

- Extended Detached Property
- 3 Bathrooms
- Fitted Living Dining Kitchen
- EPC Rating C
- 4/5 Bedroom
- 2 Receptions
- Viewing Essential
- Council Tax Band F

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located in one of Lostock' most sought after areas this extended detached house offers fantastic and flexible accommodation throughout and the current owners have created a family home ideal for a growing family. Internally the property comprises : Porch, entrance hall, cloakroom wc. office / reception room / bedroom 5, dining area open plan to split level lounge, extended fitted living kitchen diner fitted with a range of modern units with built in and integrated appliances, utility room. To the first floor there are 4 generous double bedrooms, the master bedroom with en suite shower room, bedroom 2 has an en suite bathroom and there are two further double bedrooms and a family bathroom fitted with a four piece suite. Outside there is a private rear garden with lawned areas mature flower and shrub borders, paved sun patio and elevated timber decking balcony. to the front is a open plan garden with lawned area, mature flower and shrub borders along with a double driveway leading to a double garage. the property is ideally located for access to sought after local primary schools along with Bolton school and Clevelands Prep being within 21/2 miles from the property. Lostock train station is within walking distance and M61 Motorway is 3 miles away. Viewing is essential to appreciate all that is on offer with this superb property.

Porch
Two uPVC double glazed windows to front, uPVC frosted double glazed window to rear, Luxury vinyl tiled flooring, wall light(s), double glazed composite entrance door, door to:

Entrance Hall
Built-in storage cupboard, built-in under-stairs storage cupboard, radiator, Luxury vinyl tiled flooring, stairs to first floor landing, door to:

WC
Fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level WC, Luxury vinyl tiled flooring.

Office 12'4" x 8'0" (3.76m x 2.43m)
UPVC double glazed window to front, double radiator, Luxury vinyl tiled flooring.

Dining Area 11'10" x 9'8" (3.61m x 2.95m)
Radiator, coving to ceiling, steps leading down to

Lounge 16'5" x 15'2" (5.00m x 4.62m)
Two uPVC double glazed windows to rear, living flame effect electric fire set in feature surround, two double radiators, coving to ceiling.

Utility 6'0" x 7'11" (1.84m x 2.41m)
Base and eye level units with round edged worktops, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine and dishwasher, space for tumble dryer, radiator, door to:

Living/Kitchen/Diner 18'10" x 17'3" (5.74m x 5.25m)
Fitted with a matching range of dark oak effect fronted base and eye level units with drawers and contrasting round edged worktops, matching island unit with storage under, wine rack, integrated dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, built-in microwave, built in wine fridge, kick panel heater, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, 'Karndean' flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden.

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Landing
Door to:

Bedroom 1 11'10" x 15'2" (3.61m x 4.62m)
UPVC double glazed window to rear, uPVC double glazed window to front, two radiators, door to:

En-suite Shower Room
Fitted with three piece modern white suite comprising tiled shower enclosure, wall mounted wash hand basin with mixer tap, low-level WC and ceramic tiling to all walls, heated towel rail, extractor fan, Luxury vinyl tiled flooring.

Bedroom 2 16'4" x 8'10" (4.97m x 2.69m)
UPVC double glazed window to rear, built-in storage cupboard, radiator, door to:

En-suite Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over, mixer tap and glass screen, pedestal wash hand basin with tiled splashback and low-level WC, full height ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, Luxury vinyl tiled flooring, ceiling with recessed spotlights.

Bedroom 3 15'10" x 11'6" (4.82m x 3.50m)
UPVC double glazed window to front, walk-in wardrobe(s), built-in double wardrobe(s), radiator.

Bedroom 4 12'3" x 7'10" (3.73m x 2.39m)
UPVC double glazed window to rear, radiator.

Family Bathroom
Fitted with four piece white suite comprising deep corner panelled bath with mixer tap, wall mounted wash hand basin with mixer tap, tiled double shower enclosure and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, uPVC frosted double glazed window to front, Luxury vinyl tiled flooring, Upvc panelled ceiling with recessed spotlights.

Outside
Open plan front garden, double width paved driveway to the front leading to garage and with car parking space for two cars with lawned area and mature flower and shrub borders.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, raised timber decking area with glass and stainless steel balustrade leading from the french doors, steps down to a lawned area mature flower and shrub borders beds, paved sun patio.

Double Garage
Up and over door.

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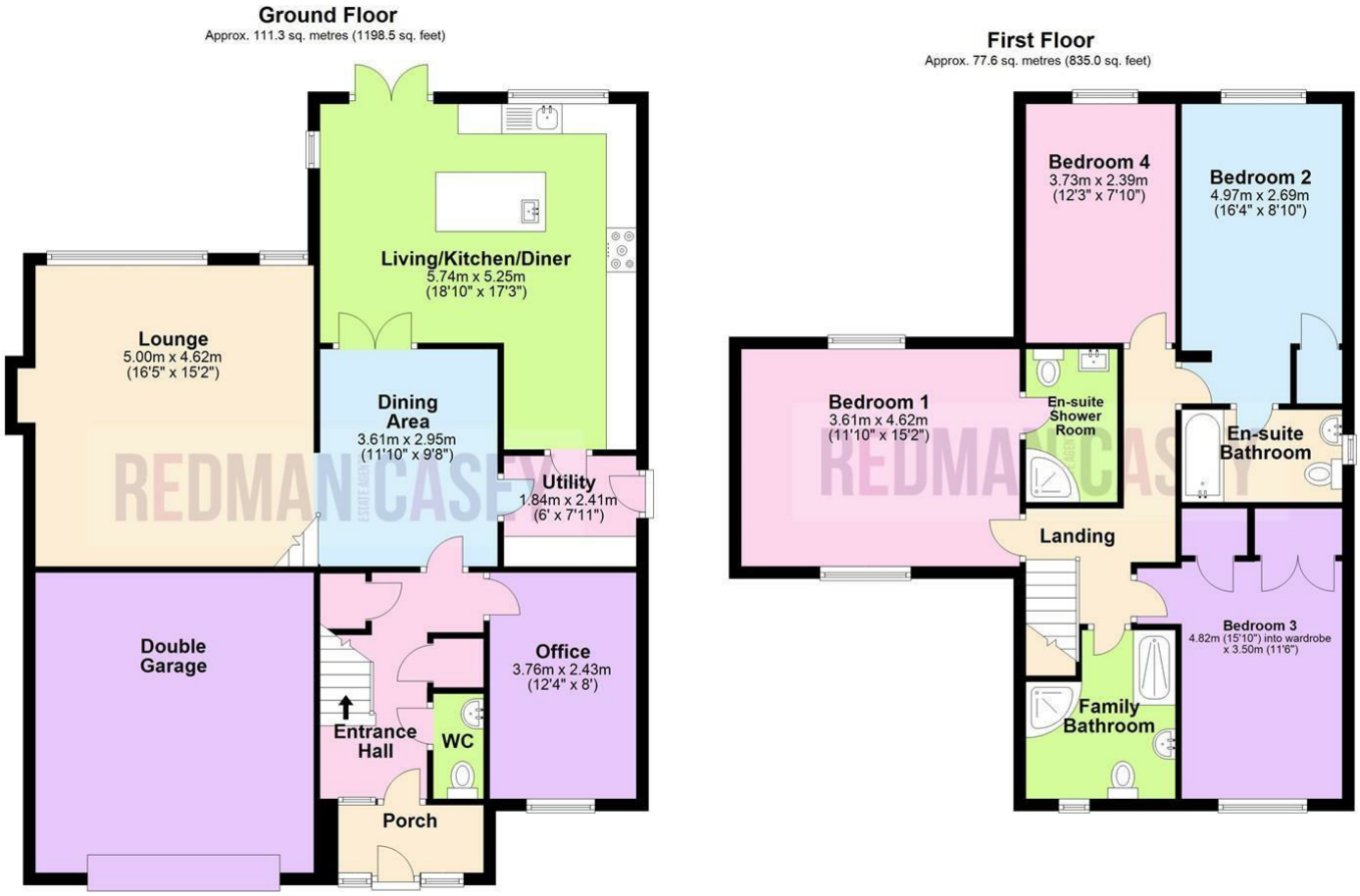
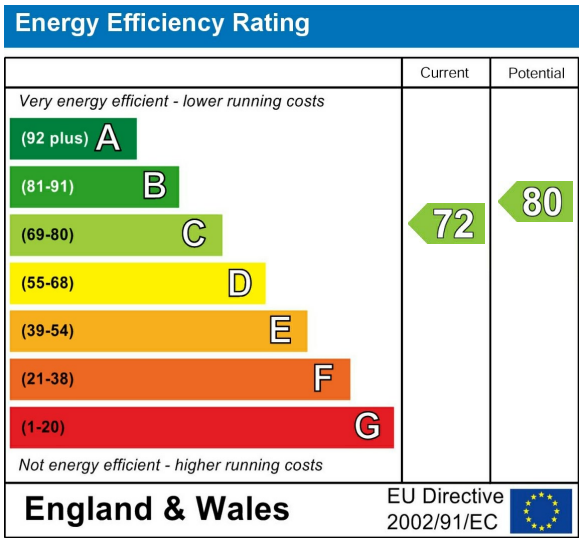
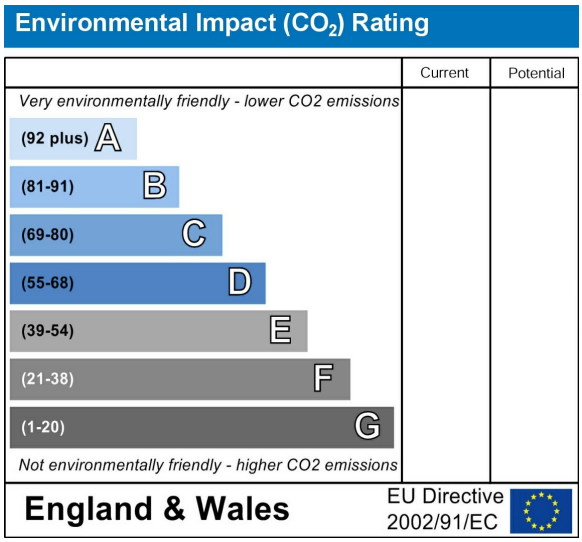


Total area: approx. 188.9 sq. metres (2033.5 sq. feet)

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.





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