REDMAN CASEY ESTATE AGENTS

72 Harrier Close, Lostock, Bolton, BL6 4GL

£235,000

Stunning detached home finished to a modern immaculate standard with hall, W.C., lounge, kitchen diner with French doors leading to rear, utility, three bedrooms, master ensuite, family bathroom, garage, drive, landscaped garden & patio areas, close to amenities, transport and commuting links, internal viewing highly recommended.

- Immaculate Condition
- Landscaped Gardens
- Three Bedrooms
- Ensuite
- Garage & Drive
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Harrier Close, Lostock this three bedroom detached residence offered in immaculate order throughout and briefly comprising, hall, W.C. lounge, kitchen diner, utility, landing giving access to three bedrooms and a family bathroom. Further features include ensuite, gas central heating, double glazed windows throughout, landscaped gardens, detached garage & drive. The property is located within easy reach to Middlebrook retail park, local train station, motorway access, regarded schools and the village of Horwich bustling with traditional shops, local businesses, cafes and restaurants. Early viewing is highly recommended to appreciate the modern finish and condition of this three bedroom detached home.

Entrance Hall
UPVC double glazed window to side, built-in half height storage cupboard, double radiator, laminate flooring, ceiling with recessed spotlights, carpeted stairs to first floor landing, door to:

WC
Fitted with two piece modern white suite comprising, corner pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator, vinyl flooring.

Lounge 12'3" x 12'11" (3.73m x 3.94m)
UPVC double glazed window to front, double radiator, laminate flooring, power points.

Kitchen/Diner 9'3" x 18'2" (2.83m x 5.54m)
Fitted with a matching range of modern black gloss base and eye level units with drawers, cornice trims and contrasting worktop space over with matching upstands, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, double radiator, Black porcelein tiled flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden, door to:

Utility 5'3" x 7'9" (1.61m x 2.35m)
Fitted with a matching range of black gloss base units with contrasting worktop space over with matching wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, Black porcelain tiled flooring, door to outside.

Landing
UPVC double glazed window to side, built-in storage cupboard with shelving, door to:

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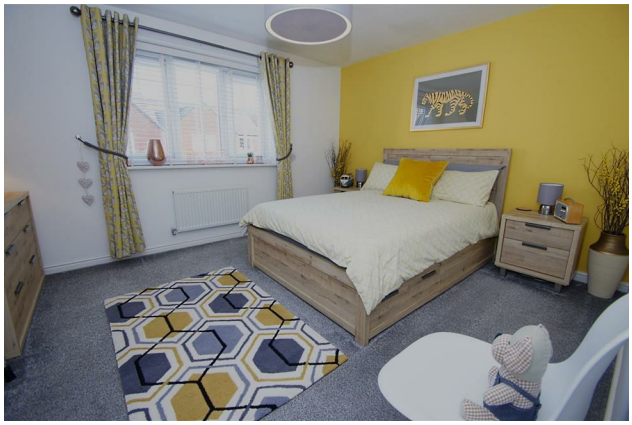
Bedroom 1 10'9" x 12'11" (3.27m x 3.94m)
UPVC double glazed window to front, wall mounted radiator,power points, space for wardrobes, door to:

En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap and tiled splash back, shower cubicle and low-level WC, extractor fan, uPVC frosted double glazed window to front, radiator, vinyl flooring.

Bedroom 2 9'5" x 9'6" (2.87m x 2.89m)
UPVC double glazed window to rear, radiator, power points.

Bedroom 3 9'5" x 8'4" (2.87m x 2.55m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with part mirrored door, hanging rails and shelving, radiator, power points.



Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with mixer tap and tiled splashback, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, extractor fan, uPVC frosted double glazed window to side, vinyl flooring, ceiling with recessed spotlights.

Outside
To the front aspect a lawn area, gravel bedded sections with shrubs and foliage planted & flagged path to front door.

To the rear artificial grassed area, shale bedded section, Indian stone style flagged patio, brick wall and wooden panelled fencing to border.

To the rear a detached single garage with up and over door and drive providing off road parking or storage. Access to garage from rear garden also via side door.

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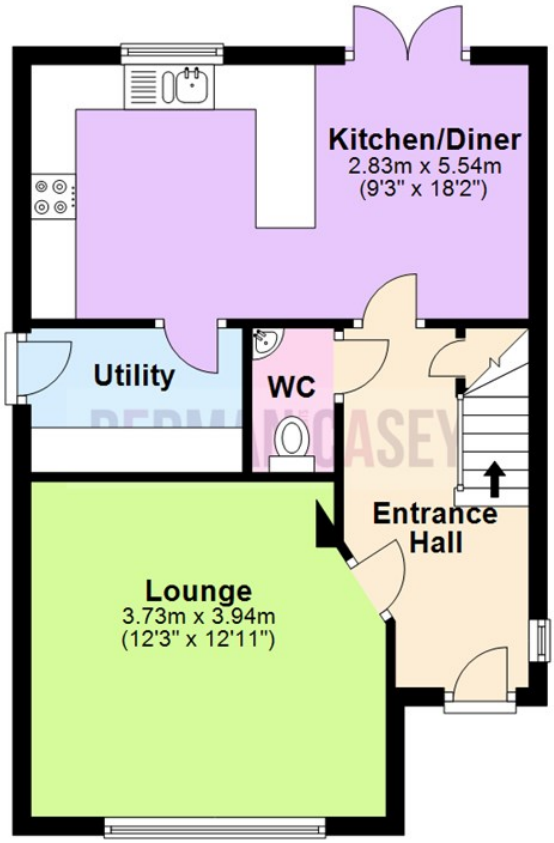
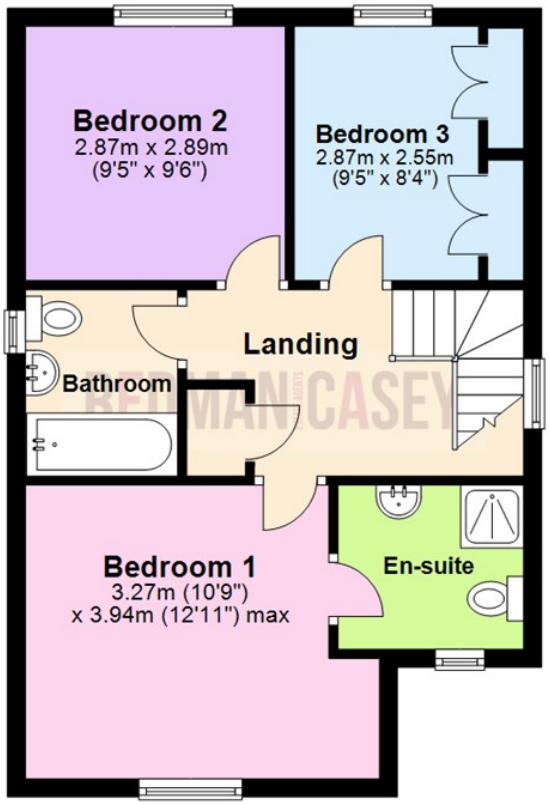
Ground Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



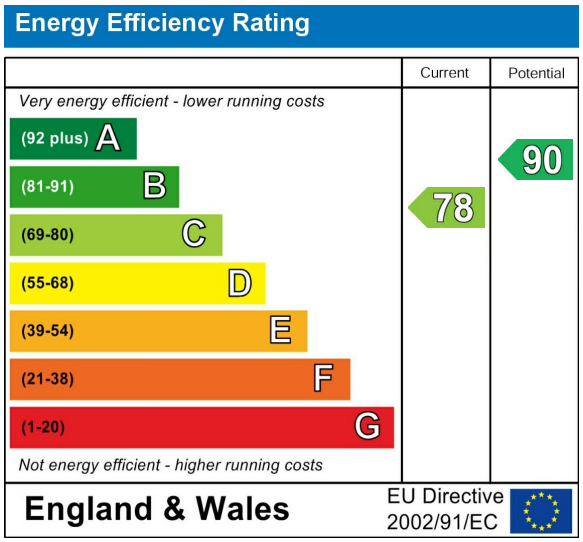
First Floor

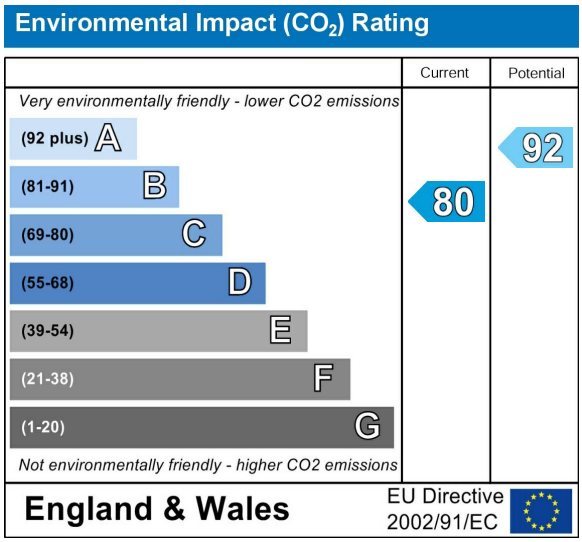
Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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