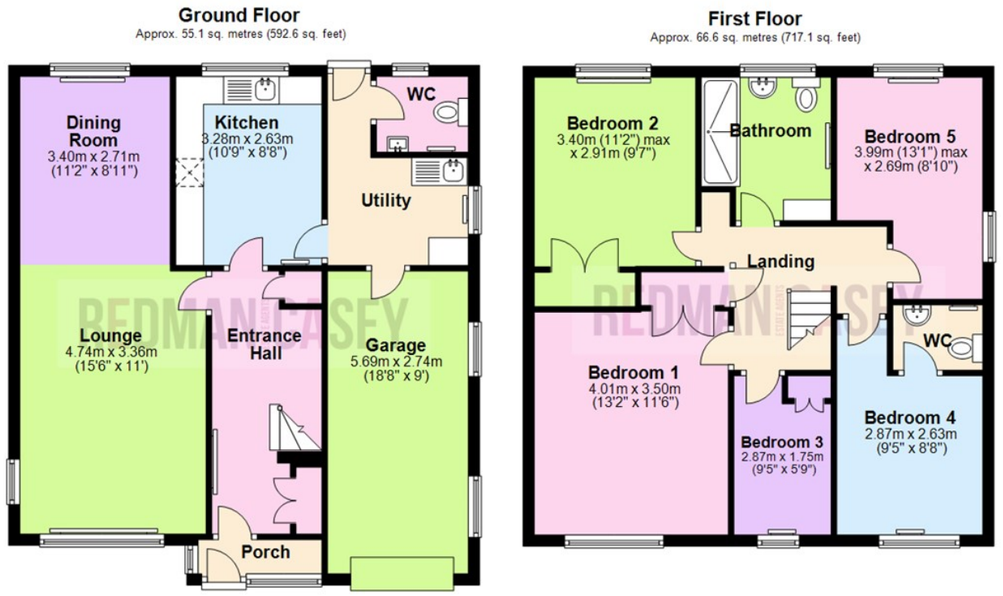
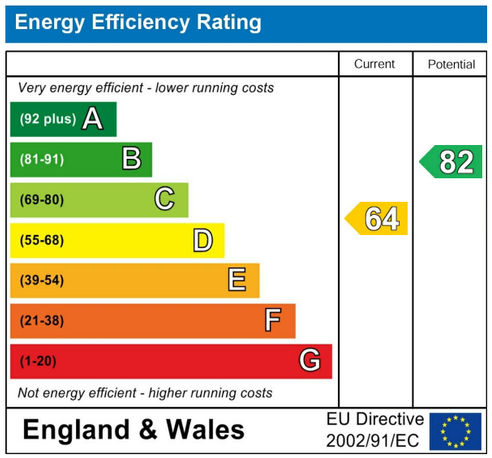
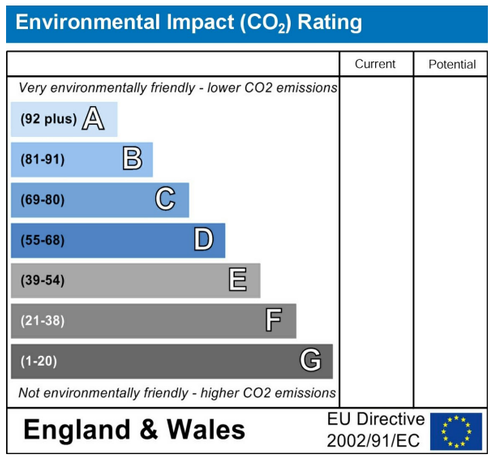
REDMAN CASEY ESTATE AGENTS



Total area: approx. 121.7 sq. metres (1309.7 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.





37 Purbeck Drive, Lostock, Bolton, Lancashire, BL6 4JF

Well presented and extended five bedroom detached property located on this ever popular residential estate, ideally located for access to Middlebrook retail park M61 Motorway and Rail links from Horwich Parkway along with sought after local schools and local amenities, the property does require updating internally but offers excellent accommodation with open plan lounge diner, kitchen and utility, wc. to the first floor there are 5 bedrooms family bathroom and separate wc. Gardens and garage, sold with no chain and vacant possession. Viewing essential to appreciate all that is on offer.

Offers In The Region Of £405,000

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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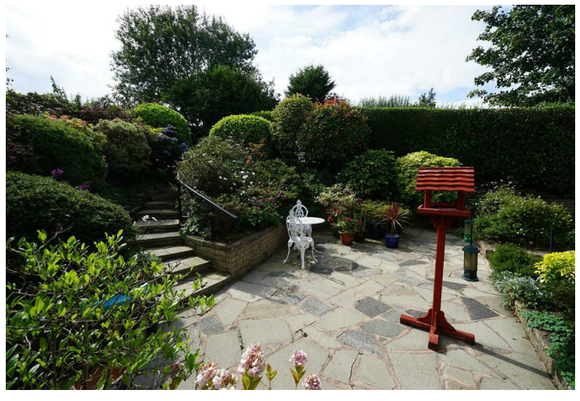


Located on this ever popular residential estate this extended 5 bedroom family home offers excellent accommodation throughout and is ideally located for access to local amenities, shops, sought after schools and transport links for road and rail. The property comprises :- Porch, entrance hall, lounge open plan dining area, kitchen and utility plus wc. To the first floor there are 5 bedrooms two with built in wardrobes and one with en-suite cloakroom, family shower room. Outside there are gardens to the front and rear along with a driveway and single integral garage, the property is available with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Porch
UPVC double glazed window to front, window to side, quarry tiled flooring, uPVC double glazed door, door to:

Entrance Hall
Built-in double storage cupboard with hanging space, built-in under-stairs storage cupboard, radiator, carpeted stairs to first floor landing, double door, door to:

Lounge
15'7" x 11'0" (4.74m x 3.36m)
UPVC double glazed window to front, uPVC double glazed window to side, radiator, coving to ceiling, gas point for fire with stone built surround and extended plinth to one side, open plan to:

Dining Room
11'2" x 8'11" (3.40m x 2.71m)
UPVC double glazed window to rear, radiator.

Kitchen
10'9" x 8'8" (3.28m x 2.63m)
Fitted with a matching range of pine fronted base and eye level cupboards with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, electric point for cooker, uPVC double glazed window to rear, radiator, ceramic tiled flooring, door to:

Utility
11'2" x 8'4" (3.40m x 2.54m)
Base units with worktop space, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to side, radiator, ceramic tiled flooring, uPVC double glazed door to garden, door to:

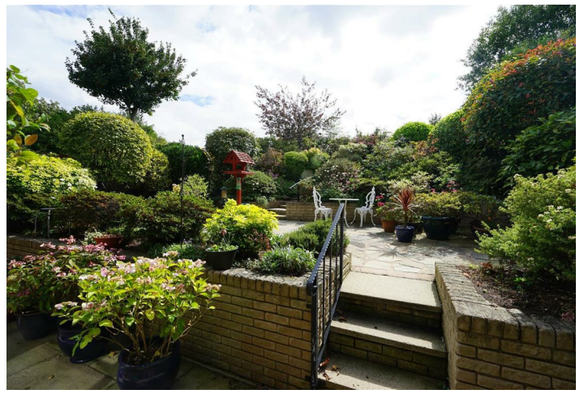
WC
UPVC frosted double glazed window to rear, fitted with two piece suite comprising, wall mounted wash hand basin with tiled splashback and low-level WC, radiator, ceramic tiled flooring.

Landing
Door to:

Bedroom 1
13'2" x 11'6" (4.01m x 3.50m)
UPVC double glazed window to front, built-in double wardrobe(s), two wall lights, coving to ceiling, double door, door to:

Bedroom 2
11'2" x 9'7" (3.40m x 2.91m)
UPVC double glazed window to rear, built-in double wardrobe(s), radiator, coving to ceiling, double door, door to:

Bedroom 3
9'5" x 5'9" (2.87m x 1.75m)
UPVC double glazed window to front, built-in double wardrobe(s), radiator, double door, door to:



Bedroom 4
9'5" x 8'8" (2.87m x 2.63m)
UPVC double glazed window to front, radiator, coving to ceiling, door to:

WC
Fitted with two piece coloured suite comprising, pedestal wash hand basin with tiled splashback, low-level WC and extractor fan, radiator.

Bedroom 5
13'1" x 8'10" (3.99m x 2.69m)
UPVC double glazed window to rear, uPVC double glazed window to side, radiator, coving to ceiling with recessed spotlights.

Bathroom
Fitted with three coloured suite comprising pedestal wash hand basin, double shower enclosure with folding glass screen and pvc wet wall system, low-level WC, ceramic tiling to three walls, shaver point, uPVC frosted double glazed window to rear, radiator, door.

Outside
Open plan front garden with lawned area and mature flower and shrub borders, paved hard standing to the front leading to garage. Rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio, timber garden shed, side gated access, mature ornamental flower and shrub borders, outside cold water tap, security lighting.

Garage
Integral single garage with power and light connected, two uPVC frosted double glazed windows to side, Up and over door.

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