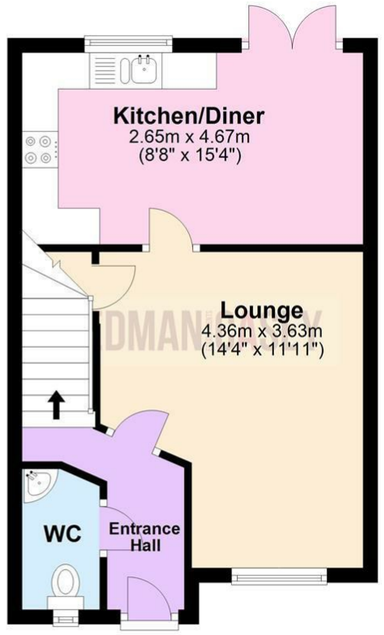
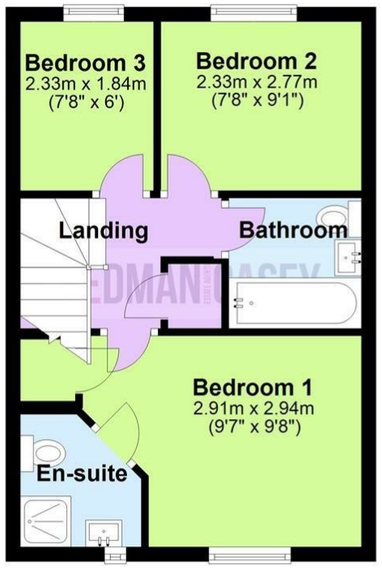
Ground Floor
Approx. 34.7 sq. metres (373.1 sq. feet)

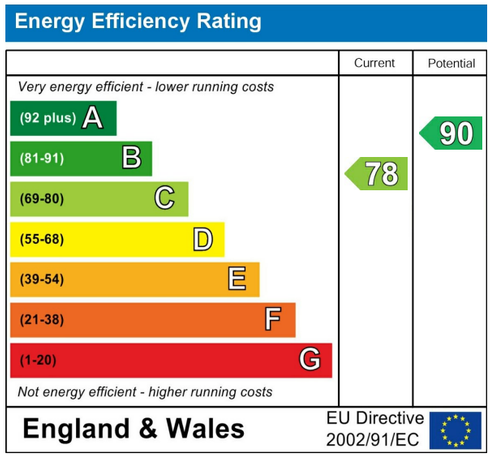


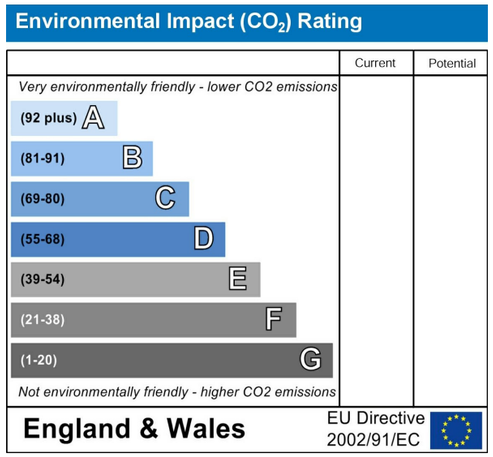
First Floor
Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 68.8 sq. metres (740.3 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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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REDMAN CASEY ESTATE AGENTS

5 Bakers Lane, Lostock, Bolton, BL6 4GP

Superbly presented three bedroom end mews property located on this highly sought after development, offering excellent accommodation and access to local amenities, shops, schools, Middlebrook retail park, M61 Motorway and Lostock Parkway Rail station. The property benefits from en suite shower to master fitted dining kitchen, spacious lounge, down stairs w.c. Private rear gardens and two parking spaces. Viewing is essential to appreciate all that is on offer.

Offers Over £200,000

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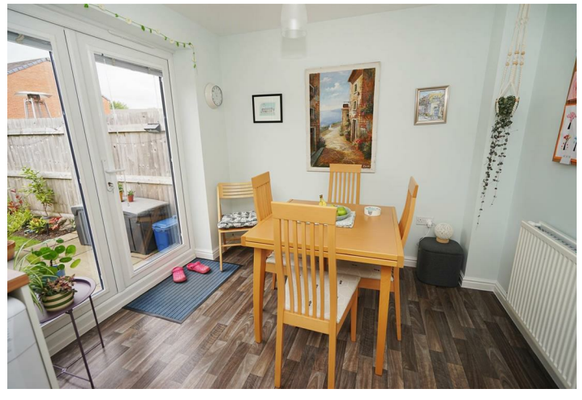
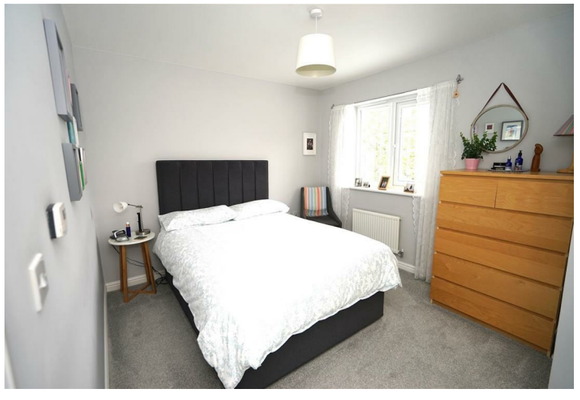

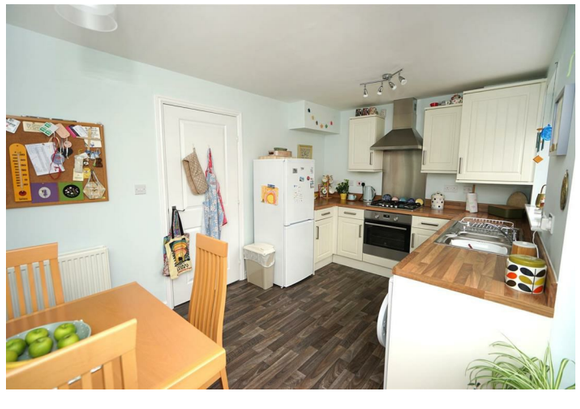

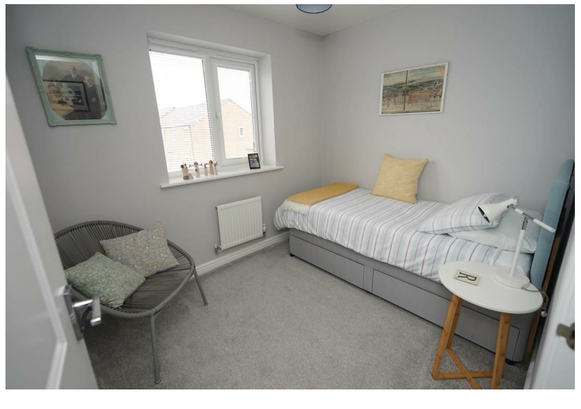

Located on this highly sought after development offering excellent access to local amenities, shops and schools along with the Middlebrook retail park, M61 and Lostock Parkway Rail station. The property built by Persimmon in 2016 is tucked away in a small cul de sac and comprises :- Hallway. cloaks w.c. Spacious lounge, fitted dining kitchen. Top the fist floor there are three bedrooms the master having built in wardrobe and en suite shower room, Family bathroom fitted with a three piece white suite. Outside there is allocated parking for 2 cars to the front of the property and a private enclosed rear garden with sun patio lawn and shrub borders. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Radiator, stairs, double glazed entrance door, door to:

WC
UPVC frosted double glazed window to front, fitted with two modern white suite comprising, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, radiator, vinyl flooring.

Lounge
14'4" x 11'11" (4.36m x 3.63m)
UPVC double glazed window to front, built-in under-stairs storage cupboard, radiator, door to:

Kitchen/Diner
8'8" x 15'4" (2.65m x 4.67m)
Fitted with a matching range of modern cream base and eye level units with drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with matching splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, vinyl flooring, uPVC double glazed french doors to garden.

Landing
Built-in storage cupboard with shelving, door to:

Bedroom 1
9'7" x 9'8" (2.91m x 2.94m)
UPVC double glazed window to front, built-in over-stairs storage cupboard, door to:

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

Bedroom 2
7'8" x 9'1" (2.33m x 2.77m)
UPVC double glazed window to rear, radiator.

Bedroom 3
7'8" x 6'0" (2.33m x 1.84m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to three walls, radiator, vinyl flooring.

Outside
Open plan front with flower and shrub borders, car parking space for two cars, paved pathway leading to front entrance door.
Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, side gated access.

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