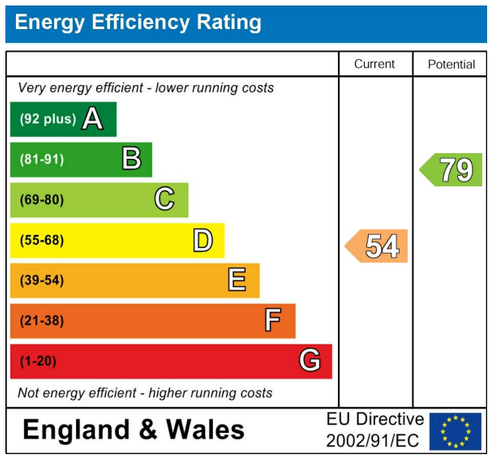
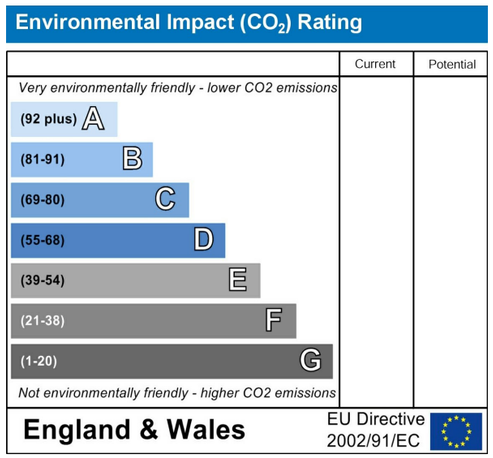
REDMAN CASEY ESTATE AGENTS

Total area: approx. 113.4 sq. metres (1220.1 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.





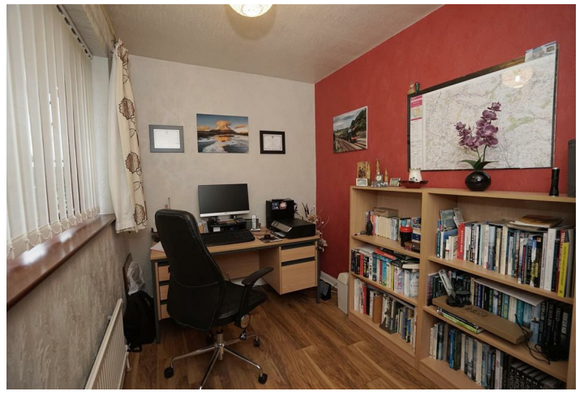
12 Pendennis Avenue, Lostock, Bolton, Lancashire, BL6 4RS

*** Reduced by £10,000 *** Superbly presented and deceptively spacious split level detached property. Offering excellent accommodation with potential for expansion should the need arise. Ideally located for access to local amenities, schools, railway and motorway links make this an ideal property for a growing family. Set in a generous plot the property benefits from a double driveway and double garage with open plan gardens to the front and large gardens with patio and lawn to the rear. Viewing is essential to appreciate all that is on offer. Sold with No Chain and Vacant Possession.

£320,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk



*** Reduced by £10,000 ***
Located on this highly popular residential estate, this deceptively spacious and interestingly designed split level detached property offers excellent family accommodation with potential for expansion should the need arise. The property lies in a quiet cul de sac on a generous plot and is within easy reach of the M61 motorway and Lostock railway station. The property comprises :- porch, entrance hall, bedroom 3 (currently used as a study), split level access to first floor comprising of generous lounge - diner and well equipped fitted breakfast kitchen, each with extensive views towards the moors and Winter Hill. The lower ground floor comprises two double bedrooms both with fitted wardrobes. The master bedroom has an en -suite shower room and French' doors leading to the rear garden. There is a family bathroom fitted with a modern three piece suite. To the front there are well stocked open plan gardens, a double driveway leading to a detached double garage with electronically operated doors. The garage is fitted with power, light, plumbed for a washer and vented for a dryer. To the rear there is a large private enclosed garden with a paved patio leading to a spacious lawned area with well stocked borders and beds. The property is ideally located for access to local walks and countryside and is also in proximity to highly sought after local schools. Viewing is essential to appreciate all that is on offer. Sold with No Chain and Vacant Possession

Ground Floor

Porch
Two uPVC double glazed windows to side, full height uPVC double glazed window to front, ceramic tiled flooring, uPVC double glazed entrance door, door to:

Entrance Hall
Stairs to first floor landing, stairs to lower level, door to:

Bedroom 3
7'1" x 11'7" (2.17m x 3.53m)
UPVC double glazed window to front, window to rear, radiator, laminate flooring.

First Floor

Landing
Built-in over-stairs storage cupboard, door to:

Lounge/Diner
14'0" x 18'9" (4.26m x 5.72m)
Two uPVC double glazed windows to rear with panoramic views of open countryside, coal effect gas fire set in brick built surround, two radiators, coving to ceiling.

Kitchen/Breakfast Room
14'0" x 9'0" (4.26m x 2.74m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and worktop space, wine rack, 1+1/2 bowl composite sink unit with mixer tap and tiled splashbacks, wall mounted concealed gas boiler serving heating system and domestic hot water, integrated fridge/freezer and slimline dishwasher, built-in electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear with panoramic views of open countryside, double glazed window to front, radiator, laminate tiled flooring, uPVC double glazed side door.

Lower Ground Floor

Hallway
Radiator, door to built-in airing cupboard housing, factory lagged hot water tank with immersion heater, shelving, door to:

Bedroom 1
14'2" x 11'3" (4.33m x 3.43m)
Fitted bedroom suite with a range of wardrobes comprising four built-in double with hanging rail, shelving, overhead storage and cupboards, fitted matching corner shelves and bedside cabinets, double radiator, coving to ceiling, uPVC double glazed French doors to garden, door to:

En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, tiled shower enclosure with power shower over and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Bedroom 2
14'2" x 9'0" (4.33m x 2.75m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table and drawers, radiator, coving to ceiling.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath and inset wash hand basin in vanity unit with cupboards and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

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, brick paved pathway leading to front entrance door. Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, aluminium greenhouse, timber garden shed, paved pathway, side gated access.

Garage
Detached double garage with power and light connected, plumbing for washing machine vent for tumble dryer, remote-controlled electric up and over door, door.

12 Pendennis Avenue, Lostock, Bolton, Lancashire, BL6 4RS **£320,000**