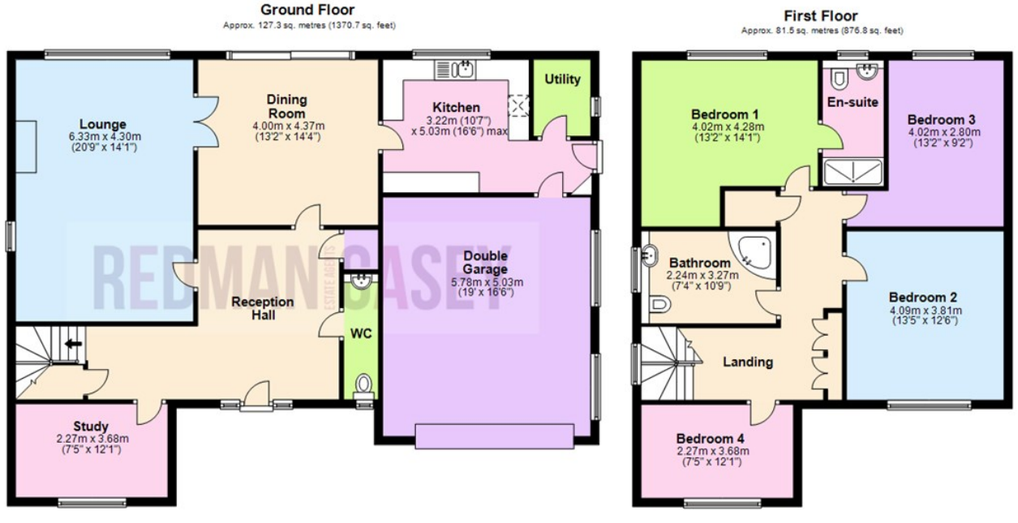
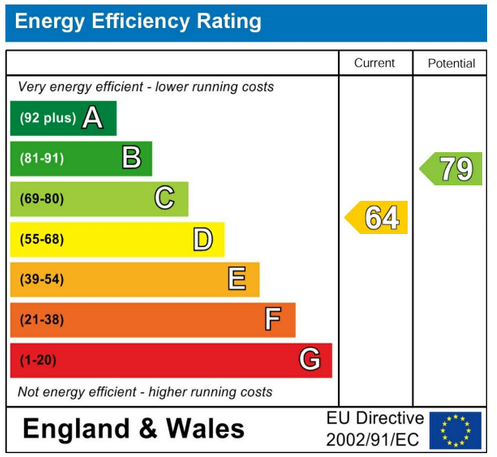
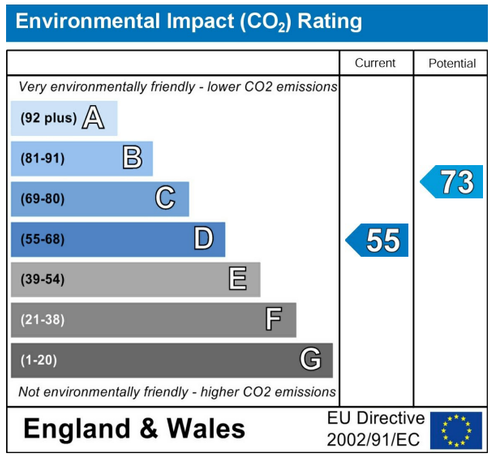
REDMAN CASEY ESTATE AGENTS




Total area: approx. 208.8 sq. metres (2247.5 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.




69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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## 10 Sudbury Drive, Lostock, Bolton, Lancashire, BL6 4PP

superb and spacious 4 bedroom detached residence set on this highly sought after cul de sac offering excellent accommodation with potential for expansion should the need arise. Ideally located for local schools and rail links to Manchester, Wigan and Preston. Viewing is essential to appreciate all that is on offer.

**Offers In The Region Of £475,000**

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Located on this highly sought after cul de sac we are delighted to bring to the market this superb and spacious executive detached home. The property offers excellent family accommodation with potential for expansion over the garage and to the rear should the need arise, at present the property comprises :- Reception Hall, cloaks w.c. study, lounge, dining room. kitchen and utility. To the first floor there are 4 bedrooms with en suite shower to master and fitted wardrobes to all bedrooms, family bathroom fitted with a three piece suite. To the outside there are open plan gardens to the front with an extensive block paved driveway with parking for 4 cars and leading to an integral double garage. To the rear there is a private enclosed garden with large patio lawned area and mature flower and shrub beds. Ideally locate for access t highly sought after local schools and within walking distance of Lostock rail station with trains linking Manchester, Wigan and Preston Viewing is essential to appreciate all on offer.

**Reception Hall**
5'10" x 25'8" (1.78m x 7.83m)
Window to front, frosted double glazed leaded window to front, built-in under-stairs storage cupboard, radiator, coving to ceiling, carpeted stairs to first floor landing, uPVC entrance door, door to Storage cupboard, built-in storage cupboard, door to:

**Study**
7'5" x 12'1" (2.27m x 3.68m)
uPVC double glazed leaded window to front, radiator, coving to ceiling.

**WC**
uPVC frosted double glazed leaded window to front, fitted with three piece suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and half height ceramic tiling to all walls, heated towel rail, coving to ceiling.

Storage cupboard, built-in storage cupboard.

**Lounge**
20'9" x 14'1" (6.33m x 4.30m)
uPVC double glazed picture window with views of rear gardens, uPVC double glazed window to side, log effect gas fire set in stone built surround, double radiator, coving to ceiling, part glazed french doors, dining room, door to:

**Dining Room**
13'1" x 14'4" (4.00m x 4.37m)
Radiator, coving to ceiling, aluminium double glazed patio door to garden, door to:

**Kitchen**
10'7" x 16'6" (3.22m x 5.03m)
Fitted with a matching range of modern white gloss base and eye level units with contrasting worktop space over, 1+1/2 bowl china sink unit with stainless steel mixer tap feature glass splash backs, plumbing for dishwasher, space for fridge and freezer, electric point for cooker with pull out extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed side door to garden, door to:

**Utility**
6'1" x 4'7" (1.85m x 1.39m)
Plumbing for washing machine, space for tumble dryer, uPVC frosted double glazed window to side, floor mounted gas boiler serving heating system and domestic hot water.

**Double Garage**
Integral double garage with power and light connected, two windows to side, remote-controlled electric up and over door.

**Landing**
uPVC frosted double glazed window to side, built-in storage cupboard, built-in double storage cupboard, radiator, two double doors, door to:

**Bedroom 4**
7'5" x 12'1" (2.27m x 3.68m)
uPVC double glazed window to front, radiator, coving to ceiling, fitted unit and wardrobe.

**Bedroom 1**
13'2" x 14'1" (4.02m x 4.28m)
uPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, radiator, coving to ceiling, door to:

**Bedroom 3**
13'2" x 9'2" (4.02m x 2.80m)
uPVC double glazed window to rear, two built-in double wardrobes with hanging rails, shelving and overhead storage, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, radiator, coving to ceiling.

**Bedroom 2**
13'5" x 12'6" (4.09m x 3.81m)
uPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails and shelving, radiator, coving to ceiling.

**Bathroom**
Fitted with three piece suite comprising corner panelled bath with hand shower attachment over and mixer tap and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, frosted double glazed window to side, coving to ceiling.

**En-suite**
Fitted with three piece suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled double shower enclosure with electric shower over, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, coving to ceiling.

**Outside**
Open plan front garden, extensive double width block paved driveway to the front leading to garage and with car parking space for four cars with lawned area and mature flower and shrub borders.
Private rear garden, enclosed by timber fencing and hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, paved pathway.

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