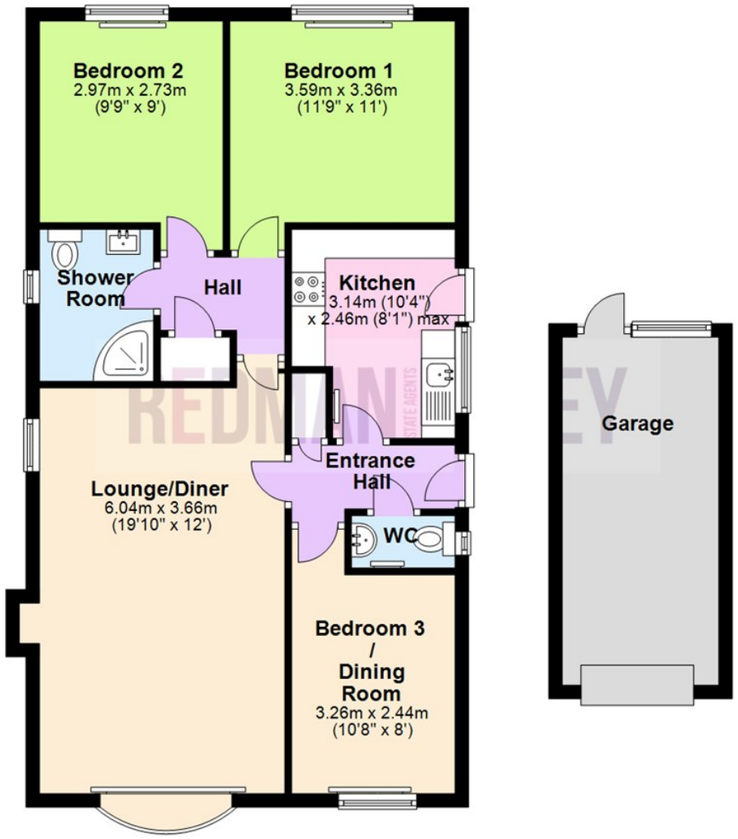
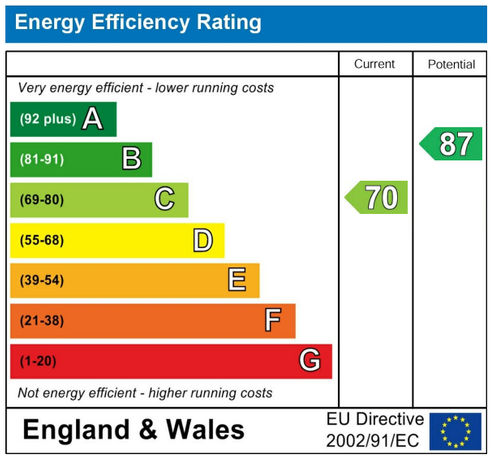
Ground Floor

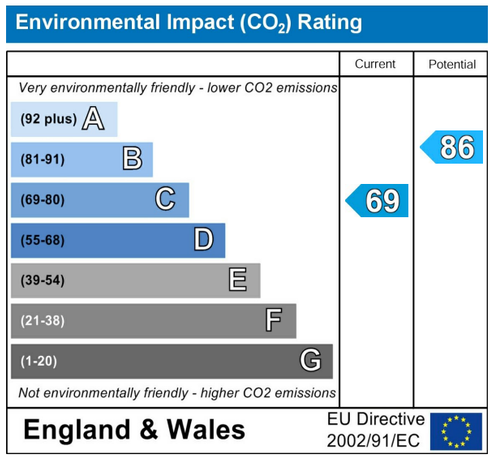
Approx. 72.0 sq. metres (775.4 sq. feet)



Total area: approx. 72.0 sq. metres (775.4 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
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

57 Middlebrook Drive, Lostock, Bolton, Lancashire, BL6 4RH

Deceptively spacious three bedroom detached bungalow, situated in this highly popular residential location offering excellent access to sought after local schools and excellent access to Lostock rail station. Th property benefits from a generous plot spacious lounge diner, 3 generous bedrooms,, kitchen and shower room along with a detached garage and driveway, sold with no chain viewing is highly recommended.

Offers In The Region Of £245,000

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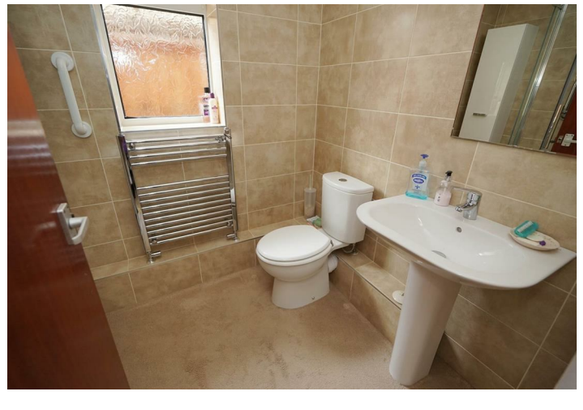
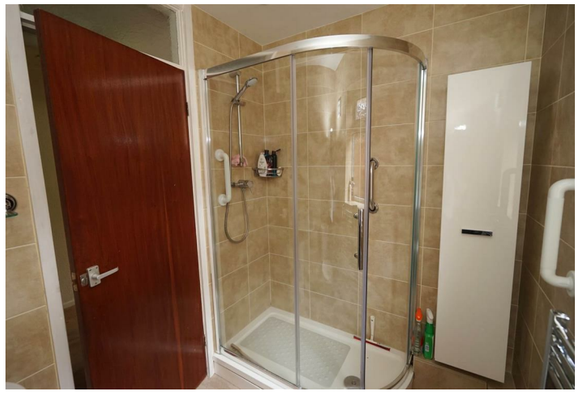

Ideally located for access to local amenities, walks, sought after local schools and Lostock rail station make this deceptively spacious detached bungalow a property not to be missed. The property comprises :- Hallway, kitchen, separate wc, lounge diner, three bedrooms (or two bedrooms / two reception rooms) and a modern fitted shower room. Outside there are open plan gardens to the front with driveway leading to a detached garage to the side. Private side and rear gardens with paved patio and lawned areas. The property is sold with no chain and vacant possession. Whilst requiring some modernisation, viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
Part glazed entrance door, door to built-in storage cupboard, door to:

WC
UPVC frosted double glazed window to side, fitted with two piece coloured suite pedestal wash hand basin with half height ceramic tiling to all walls and low-level WC, radiator.

Kitchen
10'4" x 8'1" (3.14m x 2.46m)
Fitted with a matching range of base and eye level cupboards with complementary worktop space, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, window to side, radiator, vinyl flooring, side door to garden, door to:

Lounge/Diner
19'10" x 12'0" (6.04m x 3.66m)
UPVC frosted double glazed window to side, bow window to front, coal effect gas fire with marble effect hearth, radiator, door to:

Bedroom 3 / Dining Room
10'8" x 8'0" (3.26m x 2.44m)
UPVC double glazed leaded window to front, radiator.

Hall
Door to Storage cupboard, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Bedroom 1
11'9" x 11'0" (3.59m x 3.36m)
UPVC double glazed leaded window to rear, radiator, door to:

Bedroom 2
9'9" x 8'11" (2.97m x 2.73m)
UPVC double glazed leaded window to rear, radiator.

Shower Room
Recently refitted with three piece modern white suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, cabinet, shaver point, uPVC frosted double glazed window to side.

Boiler Cupboard
Built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water.

Outside
Open plan front garden with lawned area and mature flower borders, gravel driveway to the front leading to garage and with car parking space for car, paved pathway leading to side entrance door.
Rear and side garden with paved sun patio with lawned area and mature flower and shrub borders with brick, enclosed by timber fencing and mature hedge to rear and sides, outside cold water tap, security lighting, side gated access.

Garage
Detached pre-fabricated garage with rear personal door, power and light connected, window to rear, Up and over door, door.

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