REDMAN CASEY ESTATE AGENTS

44 Fall Birch Rd, Lostock, Bolton, Greater Manchester, BL6 4LG

Offers Over £425,000

Spacious four bedroom semi-detached property . Situated in a fabulous location close to local schools, shops ,transport links and easy accessible to country walks. Stunning views over Bolton Golf Club. This property benefits from off road parking, garage private rear garden with raised patio seating / dining area. Inside the property there are four bedrooms three bathrooms, large mezzanine offering home office options. Two reception rooms and fitted dining kitchen. Viewings are highly recommended to appreciate the location, condition and all that is on offer.

- Four Bedroom Semi Detached House
- Off Road Parking And Garage
- Versatile Living if Required
- Gas Central Heating
- EPC Rating C
- Enviable Views over Golf Course
- En-Suite To Master
- Double Glazed
- Sought After Location
- Council Tax Band E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Spacious four bedroom semi detached property with stunning views over Bolton Golf Club. Situated in a superb location close to local schools, shops, all transport links and easy accessible to country walks. The property comprises:- Entrance porch, hallway, bathroom, bedroom , lounge, garden room, kitchen diner. To the first floor there are three double bedrooms the master being En-Suite and a family bathroom, mezzanine. to the outside there is a driveway offering off road parking leading to a garage / utility accessible via the hallway also. To the rear there is a large enclosed garden laid mainly to lawn with mature planting and a raised patio seating and dining area,. Benefitting from double glazing and gas central heating this spacious house is recommended for viewing to appreciate all it has to offer the location and the condition.

Hallway
Double radiator, door to:

Shower Room
Fitted with three piece suite comprising tiled shower enclosure with glass screen, vanity wash hand basin with cupboard under, mixer tap and half height ceramic tiling to all walls and low-level WC, heated towel rail, door to:

Bedroom 4 14'5" x 14'11" (4.40m x 4.55m)
UPVC double glazed box window to front, double radiator.

Lounge Area 23'6" x 13'11" (7.17m x 4.25m)
Skylight, hardwood velux skylight to rear, two double radiators, stairs, open plan to Garden Room, door to:

Kitchen / Breakfast Room 18'6" x 11'6" (5.64m x 3.50m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in integrated dishwasher, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, hardwood entrance door to side, door to:

Garden Room
UPVC double glazed window to side, uPVC double glazed entrance tri-fold door to rear.

Garage / Utility Room 16'10" x 10'6" (5.14m x 3.20m)
Fitted with a range of base and eye level units with worktop space over, plumbing for automatic washing machine, vent for tumble dryer, metal up and over door.

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Master Bedroom 12'8" x 14'11" (3.85m x 4.55m)
UPVC double glazed window to front, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving, overhead storage and drawers, double radiator, two double doors, door to:

En-suite
Three piece suite comprising wash hand basin with cupboard under, mixer tap and half height ceramic tiling to all walls and low-level WC, heated towel rail, ceramic tiled flooring.

Bedroom 2 16'5" x 10'6" (5.00m x 3.20m)
Window to front, double radiator, door to:

Mezzanine
Double radiator, door to:

Bathroom
Three piece suite comprising deep panelled bath, wash hand basin with cupboard under, mixer tap and half height ceramic tiling to all walls and low-level WC, uPVC frosted double glazed window to side, heated towel rail.

Bedroom 3 17'2" x 11'6" (5.23m x 3.50m)
UPVC double glazed window to rear, Storage cupboard, fitted wardrobe(s) with hanging rail, overhead storage, cupboard and drawers, double radiator, double door.

Outside Front
Private drive leading to garage and offering off road parking.

Outside Rear
Enclosed garden laid mainly to lawn, mature planting, raised patio seating and dining area.

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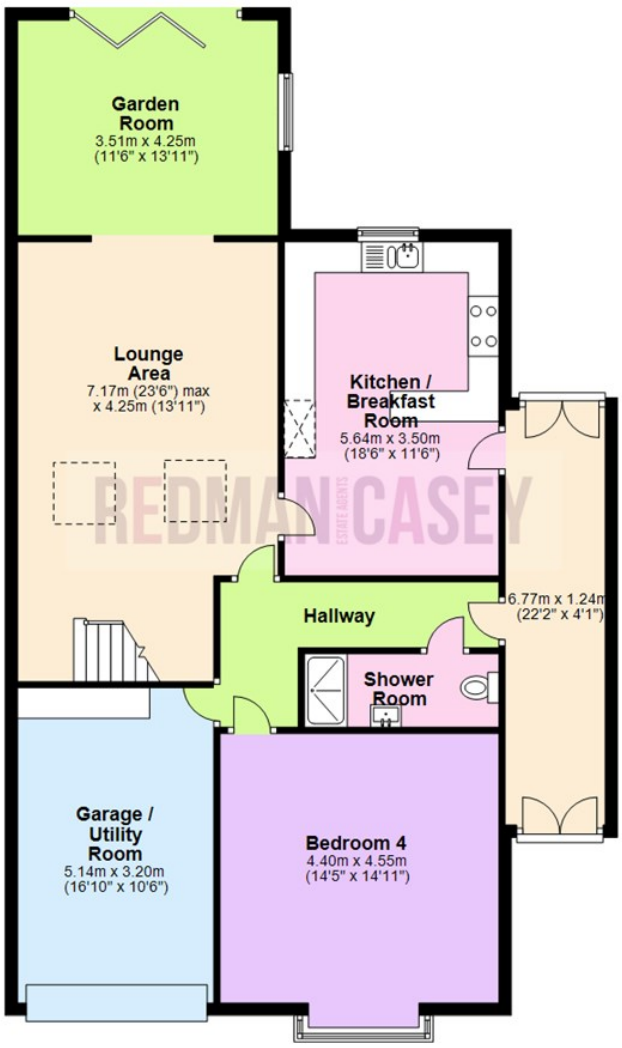
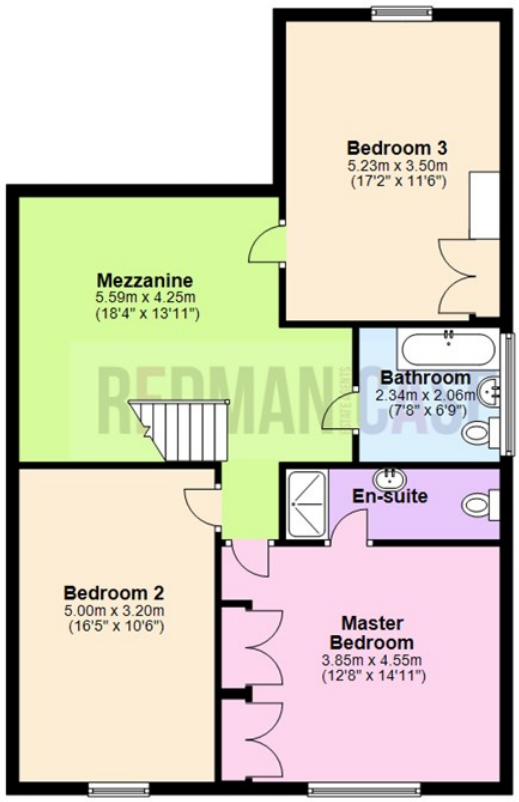
Ground Floor

Approx. 122.8 sq. metres (1321.8 sq. feet)



First Floor

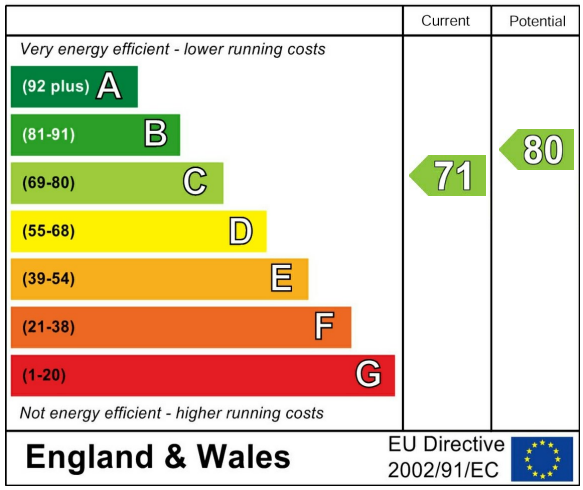
Approx. 91.1 sq. metres (980.8 sq. feet)



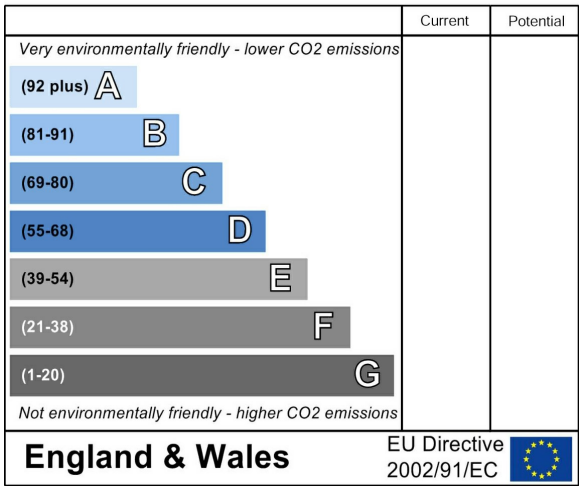
Total area: approx. 213.9 sq. metres (2302.6 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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