REDMAN CASEY ESTATE AGENTS

1031 Chorley New Road, Lostock, Bolton, BL6 4LW

£265,000

Three bedroom semi-detached property in a popular residential location. Close to all local amenities local schools, shops and major road and rail links. This corner plot would lend itself to being extended with the correct planning in place. Off road parking and detached double garage with gardens front and rear. This well presented property is recommended for viewing to appreciate all that is on offer.
Sold with vacant possession and no onward chain.

- 3 Bedroom Semi Detached
- Double Garage
- Kitchen Extended
- Sold With Vacant Possession And No Onward Chain
- Awaiting EPC
- Off Road Parking
- Gardens Front And Rear
- Room To Extend With Correct Planning In Place
- Gas Central Heating
- Council Tax Code C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Spacious three bedroom semi detached property situated in a popular residential location, close to local amenities, schools, shops and major road and rail links. The property is on a corner plot so has room for extending with the correct planning permission in place. The property comprises;- Entrance hall, lounge, extended kitchen diner. To the first floor there are three bedrooms two of which are double and a family bathroom. To the outside at the front there is a private drive and a garden space parking to the side and garden and patio area to the rear. a private driveway leading to a double garage also situated to the rear. Fully double glazed with gas central heating sold with no chain and vacant possession this property is highly recommended for viewing to appreciate all that is on offer.

Hallway
UPVC frosted double glazed window to front, double radiator, stairs, door to Storage cupboard, uPVC frosted double glazed window to side, door to:

Lounge 14'5" x 11'2" (4.39m x 3.40m)
UPVC double glazed window to front, double radiator.

Kitchen/Dining Room 9'3" x 17'2" (2.82m x 5.23m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, built-in dishwasher, automatic washing machine, space for fridge/freezer, built-in range, five ring gas with extractor hood over, three uPVC double glazed windows to rear, ceramic tiled flooring, uPVC double glazed entrance double door to rear, uPVC double glazed frosted entrance door to side, door to:

Storage Cupboard
Storage cupboard, uPVC frosted double glazed window to side.

Bedroom 1 11'2" x 10'1" (3.41m x 3.07m)
UPVC double glazed window to front, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with full-length mirrored sliding door, hanging rail, shelving and overhead storage, double radiator, two sliding doors, door to:

Bedroom 3 6'4" x 7'0" (1.93m x 2.13m)
UPVC double glazed window to front, radiator, door to:

Bedroom 2 12'3" x 10'5" (3.73m x 3.18m)
UPVC double glazed window to rear, threeStorage cupboard, radiator, two double doors, door to:

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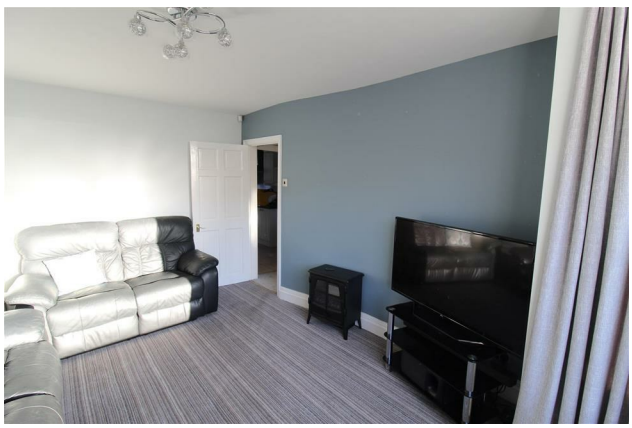
Bathroom
Three piece suite comprising deep panelled bath, wash hand basin with base cupboard, storage under, mixer tap and ceramic tiling to all walls, shower with over and folding glass screen and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

Double Garage
Up and over door. Power and lighting.

Door to:

Outside Front
Driveway with garden laid mainly to lawn and access to park caravan securely.

Otside Rear
Enclosed garden laid to lawn with access to garage side of property and garden shed, patio seating area.



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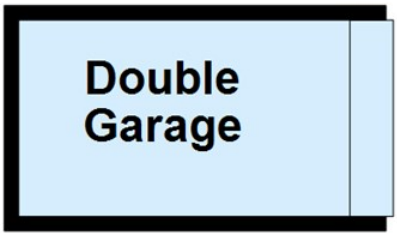
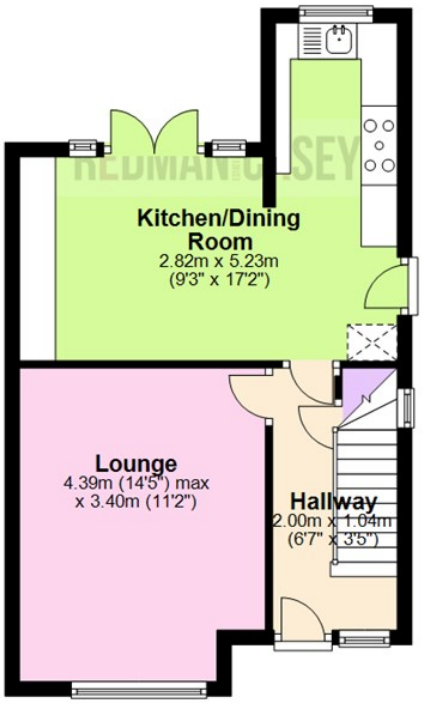
Ground Floor

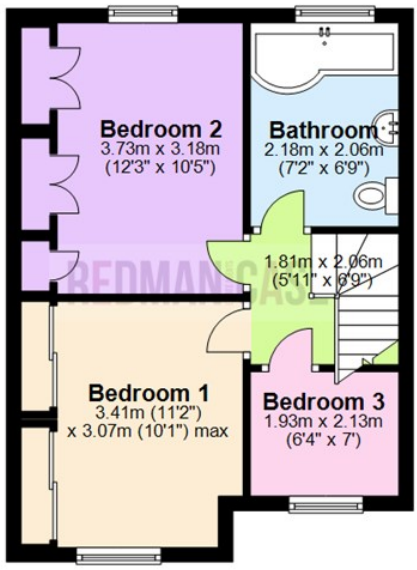
Approx. 53.0 sq. metres (570.0 sq. feet)





First Floor

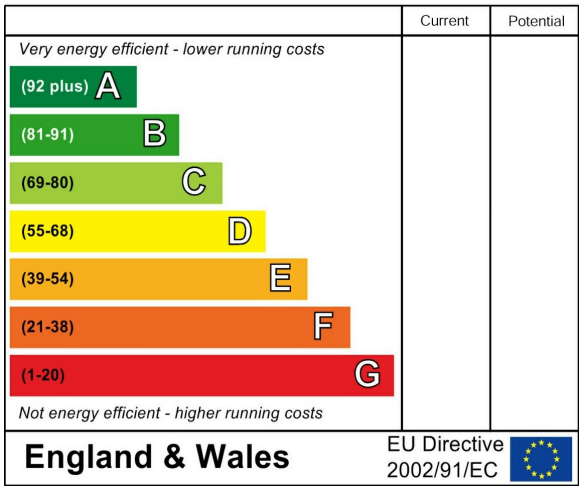
Approx. 35.8 sq. metres (385.0 sq. feet)



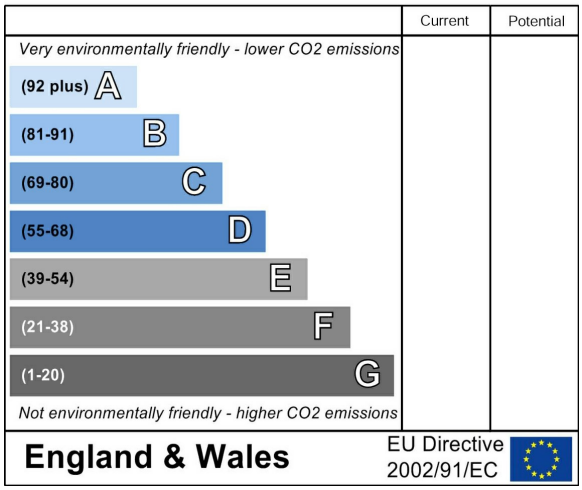
Total area: approx. 88.7 sq. metres (955.0 sq. feet)

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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