REDMAN CASEY ESTATE AGENTS

41 Kilworth Drive, Lostock, Bolton, Lancashire, BL6 4RL

Offers In The Region Of £355,000

Detached true bungalow situated on this highly sought after location offered extended accommodation which must be seen to appreciate the space it offers, with two large reception rooms 4 bedrooms, bathroom and shower room plus kitchen and garage, viewing is essential.

- Detached True Bungalow
- Two Spacious Receptions
- Integral Garage
- Viewing Essential
- 4 Bedrooms
- Bathroom plus Shower Room
- No Chain
- EPC Rating TBC

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

If you need a true bungalow but find them a bit of a squeeze ? Then this may be the one for you? Look at the front and you will not see half of the property, having been extended behind the garage this is truly a 'Tardis' in the world of bungalows, offering 1550 plus sq ft which comprises :- Entrance hall, L-shaped lounge diner, kitchen, shower room, separate w.c. 4 bedrooms, bathroom and a further lounge. Integral garage and parking for 3 cars plus a private rear garden with large paved patio area and a raised lawn. In need of some cosmetic updating the size and space that the property offers is unrivalled in the market and viewing is essential to appreciate all that this property has to offer. Ideally located for access to local amenities, schools and transport links for both road and rail make this a property not to be missed.

Porch
Frosted leaded window to rear, double glazed entrance door, door to:

Entrance Hall
Radiator, door to:

Lounge/Diner 17'5" x 21'3" (5.30m x 6.47m)
UPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed bow window to front, fitted electric fire set in ornate surround and marble effect inset and hearth, two radiators, decorative coving to ceiling.

Kitchen 11'1" x 10'5" (3.37m x 3.18m)
Fitted with a matching range of base units with complementary worktop space, glazed display units, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, integrated dishwasher, built-in eye level electric fan assisted oven, four ring halogen hob with pull out extractor hood over, built-in microwave, uPVC double glazed window to side, uPVC double glazed side door, door to:

Hallway
Door to:

Cupboard
Built-in storage cupboard.

Bedroom 2 9'11" x 11'9" (3.03m x 3.58m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator, coving to ceiling.

Bedroom 3 11'9" x 8'11" (3.59m x 2.73m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes fitted double wardrobe(s) with hanging rails and shelving, fitted matching dressing table and drawers, radiator.

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

WC
UPVC frosted double glazed window to side, WC with hidden cistern, half height ceramic tiling to all walls.

Shower Room
Fitted with two piece modern white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap and ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, airing cupboard housing, factory lagged hot water cylinder, wall mounted gas boiler serving heating system and domestic hot water, door to:

Hallway
Two uPVC frosted double glazed windows to side, double radiator, uPVC double glazed door to garden, door to:

Bathroom
Fitted with three piece coloured suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, electric fan heater, extractor fan, shaver point and light.

Bedroom 4 8'3" x 9'8" (2.52m x 2.95m)
UPVC frosted double glazed window to side, radiator.

Lounge 12'1" x 16'10" (3.69m x 5.13m)
Double radiator, coving to ceiling, aluminium double glazed patio door, door to:

Bedroom 1 10'4" x 16'10" (3.15m x 5.13m)
UPVC double glazed window to side, fitted bedroom suite with a comprising double triple wardrobe(s) with hanging rails and shelving, fitted matching bedside cabinets, double radiator, coving to ceiling.

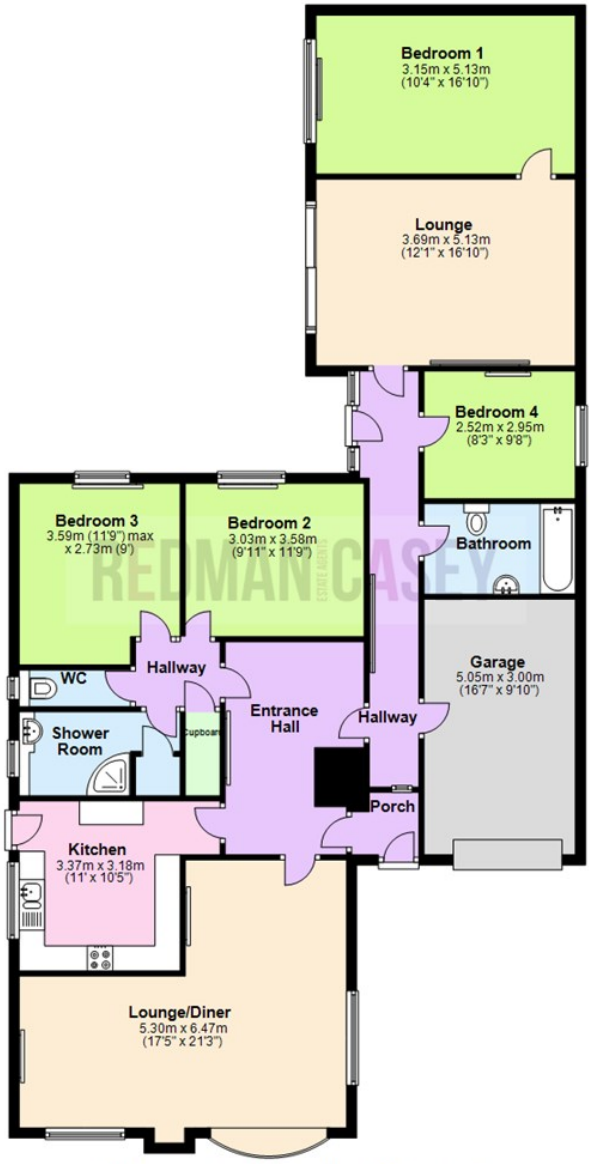
Outside
Open plan front garden, brick paved pathway leads to entrance door with lawned area and mature flower and shrub borders with floral bed, block paved driveway to the front and side leading to garage and with car parking space for three cars.
Rear garden, enclosed by fencing and hedge to rear and sides, large paved sun patio with steps up to lawned area and mature flower and shrub borders.

Garage
Integral single garage with power and light connected, Up and over door.

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

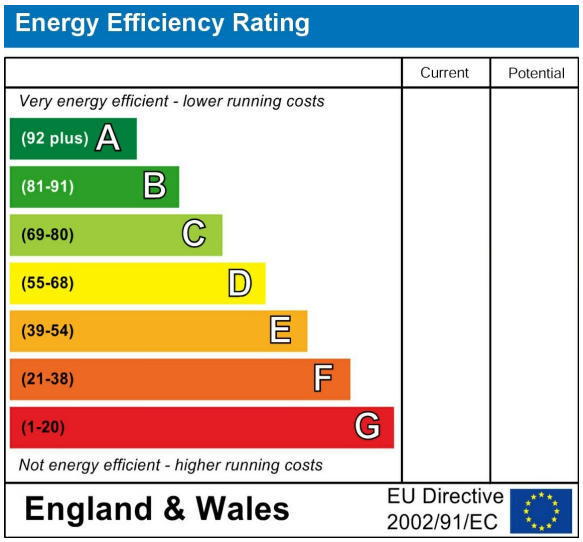
Ground Floor

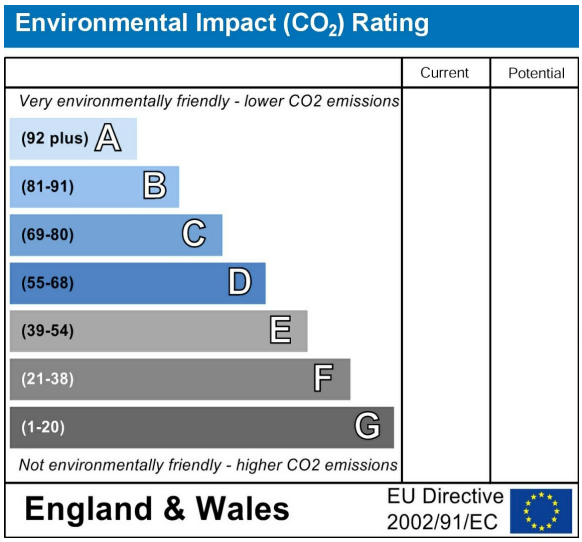
Approx. 144.0 sq. metres (1550.1 sq. feet)



Total area: approx. 144.0 sq. metres (1550.1 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.





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