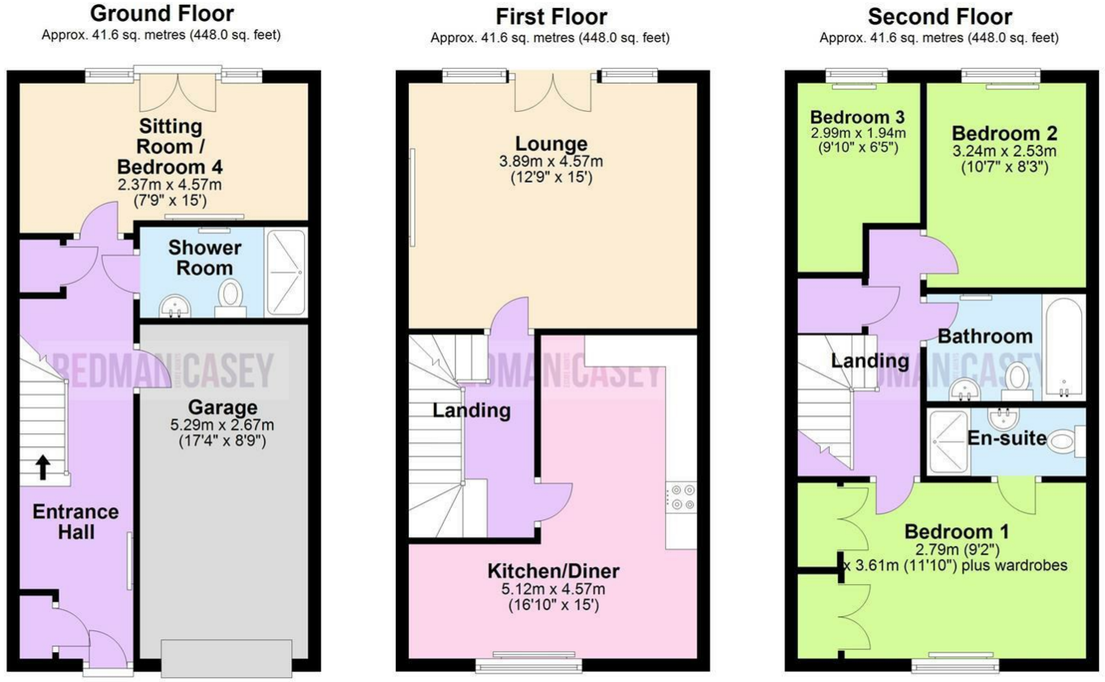
REDMAN CASEY ESTATE AGENTS



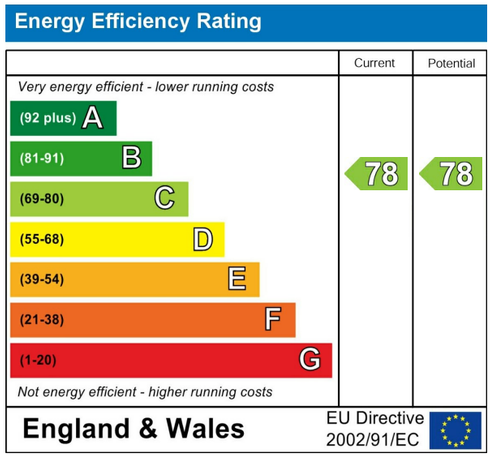
Total area: approx. 124.9 sq. metres (1343.9 sq. feet)

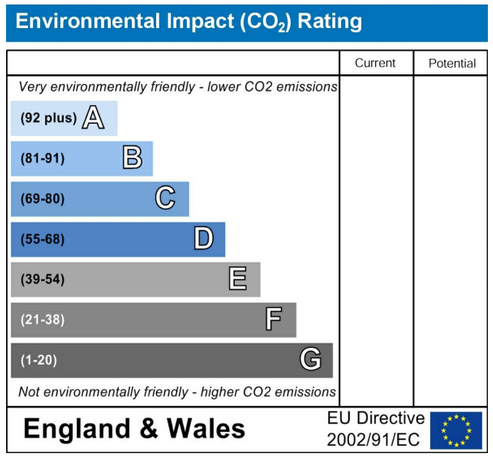
The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for 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.

42 Harrier Close, Lostock, Bolton, BL6 4GL

Superbly presented and deceptively spacious 4 bedroom semi detached property ideally located for access to local amenities. shops and schools along with excellent access to M61 Motorway and Horwich Parkway rail station giving access to Manchester Wigan and beyond. The property is still covered by the remainder of the NHBC warranty and offers excellent accommodation over three floors, with spacious reception rooms, 4 generous bedrooms, dining kitchen and three bathroom / shower rooms. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £235,000





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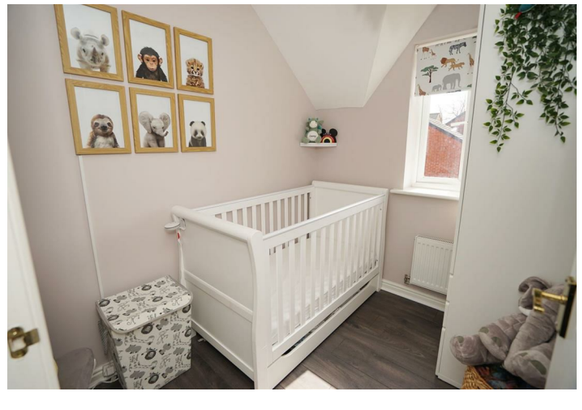

Located on arguably one of the best positions on this highly popular residential estate this three story semi detached property offers flexible accommodation for a growing family and is ideally located for a host of local amenities. Middlebrook retail park, sought after local schools and transport links for rail at Horwich Parkway and road with the M61. The property comprises :- Entrance hall, shower room and sitting room / bedroom 4 with access to the garden, integral garage. To the first floor there is a large lounge with 'Juliet' balcony over looking the south facing rear garden, fitted dining kitchen with built in appliances. To the second floor there are three further bedrooms (2 double 1 single) the master having en suite shower room and built in wardrobes, family bathroom. Outside there is a driveway leading to the integral single garage, to the rear there is a well presented garden with paved patio and artificial lawn surrounded by well stock borders. The property is situated with southerly aspect to the rear garden and overlooks the central play park to the front and Rivington Moors in the distance. Viewing is essential to appreciate all that is ion offer.

Entrance Hall
Built-in storage cupboard, built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, radiator, laminate flooring, stairs to first floor landing, double glazed entrance door, door to:

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure, pedestal wash hand basin, low-level WC and extractor fan, shaver point half height ceramic tiling to all walls, radiator.

Sitting Room / Bedroom 4
7'9" x 15'0" (2.37m x 4.57m)
Two uPVC double glazed windows to rear, radiator, laminate flooring, uPVC double glazed french doors to garden, door to:

Landing
Stairs to second floor landing, door to:

Lounge
12'9" x 15'0" (3.89m x 4.57m)
Two uPVC double glazed windows to rear, radiator, uPVC double glazed french double doors juliet balcony, door to:

Kitchen/Diner
16'10" x 15'0" (5.12m x 4.57m)
Fitted with a matching range of base and eye level units with cornice trims and contrasting worktop space, composite sink unit with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to front with views of family play park and open countryside, double radiator, laminate tiled flooring.

Landing
Built-in over-stairs storage cupboard, door to:

Bedroom 1
9'2" x 11'10" (2.79m x 3.61m)
UPVC double glazed window to front with views family play park and open countryside, two built-in double wardrobes, Storage cupboard, radiator, two double doors, door to:

En-suite
Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, tiled shower enclosure and low-level WC, half height ceramic tiling to three walls, extractor fan, shaver point.

Bedroom 2
10'8" x 8'4" (3.24m x 2.53m)
UPVC double glazed window to rear, radiator.

Bedroom 3
9'10" x 6'4" (2.99m x 1.94m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath, pedestal wash hand basin with mixer tap and low-level WC, half height ceramic tiling to three walls, extractor fan, shaver point, radiator.

Garage
Up and over door. Power and light connected.

Outside
Open plan front garden, paved pathway leading to front entrance door, tarmac driveway to the front leading to garage and with car parking space for a car.

Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with artificial lawned area and mature flower and shrub borders.

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