REDMAN CASEY ESTATE AGENTS

18 Pitcombe Close, Bolton, Lancashire, BL1 7PQ

Offers In The Region Of £265,000

An extended four bed semi detached family home tucked away resting on a back drop of greenery offering a wealth of versatile living with a unique layout. The property comprises; hall, lounge, kitchen diner, conservatory, sitting room/dining room, W.C. . On the upper level the main bedroom accessed via inner landing/dressing area with it's own balcony with scenic views and three piece en-suite. There is also an additional three piece bathroom and three further bedrooms. Externally a driveway and garden to the front and gardens, patio areas and decking to the rear private and not overlooked with further storage underneath the decking via steps. Internal and external viewing is highly recommended.

- Extended
- En-suite & Balcony
- Gardens Not Directly Overlooked
- Four Bedrooms
- Three Reception Areas
- EPC Rating

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

A superb extended semi detached residence on Pitcombe Close, finished to a good specification offering flexible and versatile living accommodation over two levels comprising; hall, lounge, kitchen diner, conservatory, W.C., and sitting room/dining room. On the upper level there are four bedrooms & a family bathroom, the principle bedroom being accessed via an inner landing/dressing area with three piece en-suite and balcony overlooking the rear gardens and a back drop of greenery/woodland. The property is ideally located and local amenities are to hand along with regarded schooling and easy access to Bolton town centre and commuting routes. For the ramblers and those enjoying the outdoors there are local walking routes to hand. The property benefits from garden and drive to the front and lovely landscaped gardens with patio and decked areas that are private and not overlooked with further useful storage area via steps underneath the decking. Early viewing is highly recommended to fully appreciate.

Hallway
Entrance hall with wall mounted radiator, laminate flooring, stairs rise to upper level, door to lounge.

Lounge 14'2" x 12'0" (4.31m x 3.65m)
Access from the hall to lounge with window to front elevation, wall mounted flicker effect electric fire, laminate flooring, power points, under stairs storage, access to kitchen diner, wall mounted radiator.

Kitchen/Diner 8'11" x 15'3" (2.73m x 4.66m)
Spacious and modern fitted with a range of wall and base units with contrasting work surfaces and splash back tiling, power points, inset sink, integrated oven with hob over and extractor. Integrated fridge & freezer and dishwasher, window to rear aspect, space for dining, access to the conservatory and the sitting room/dining room.

Conservatory
Access via French doors from the kitchen diner, with power points, wall mounted radiator, upvc & glass panelled doors lead to outside.

Sitting/Dining Room 17'2" x 10'0" (5.22m x 3.06m)
Access via timber and glass panelled French style doors from the kitchen diner to multi functional sitting room/dining room with wall mounted flicker effect electric fire, power points, wall mounted radiator, bi-folding doors to rear opening up into the garden, door to W.C.

WC
Good sized two piece suite with low level W.C. vanity wash basin, frosted window to front elevation, wall mounted radiator.

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Landing
Stairs rise to upper level, doors lead to further accommodation, door to inner landing/dressing area.

Inner landing/dressing area 6'7" x 8'2" (2.00m x 2.50m)
Door from the landing with access to Main bedroom, wall mounted heated towel rail.

Bedroom 1 15'1" x 10'1" (4.60m x 3.08m)
Fantastic principle bedroom with power points, wall mounted radiator, door to en-suite, access via upvc & glass panelled French style doors to balcony with views over forest/woodland and the rear gardens, space for free standing or built in wardrobes.

Balcony 3'9" x 9'9" (1.15m x 2.98m)
Artificial grassed balcony with glass screen and lovely views over the rear gardens and forest/woodland beyond.

En-suite
Three piece suite with low level W.C., vanity wash basin with under storage, wall mounted heated towel rail, walk in shower with glass door, frosted window to front elevation

Bedroom 2 12'2" x 9'3" (3.70m x 2.81m)
A double room with power points, wall mounted radiator, space for free standing or built in wardrobes, window to front aspect.

Bedroom 3 8'7" x 8'2" (2.62m x 2.50m)
Positioned to the rear aspect with wall mounted radiator, power points, space for wardrobes, window overlooking the gardens.

Bedroom 4 7'2" x 5'10" (2.18m x 1.77m)
Access off the landing with laminate floor, power points, window to front elevation, storage cupboard, wall mounted radiator.

Bathroom
Three piece suite with low level W.C., panelled bath with mixer tap and shower attachment, vanity wash basin, frosted window, wall mounted heated towel rail, tiled floor, tiled elevations.

Outside
To the front there is a stone flagged path with lawn and adjacent tarmac drive providing off road parking.

To the rear stone flagged patio with lawned area with soil beds with seasonal plants and flower, decked area with railings to border with a back drop of greenery creating privacy and seclusion. steps lead down to storage areas under the decking providing a fantastic storage space.

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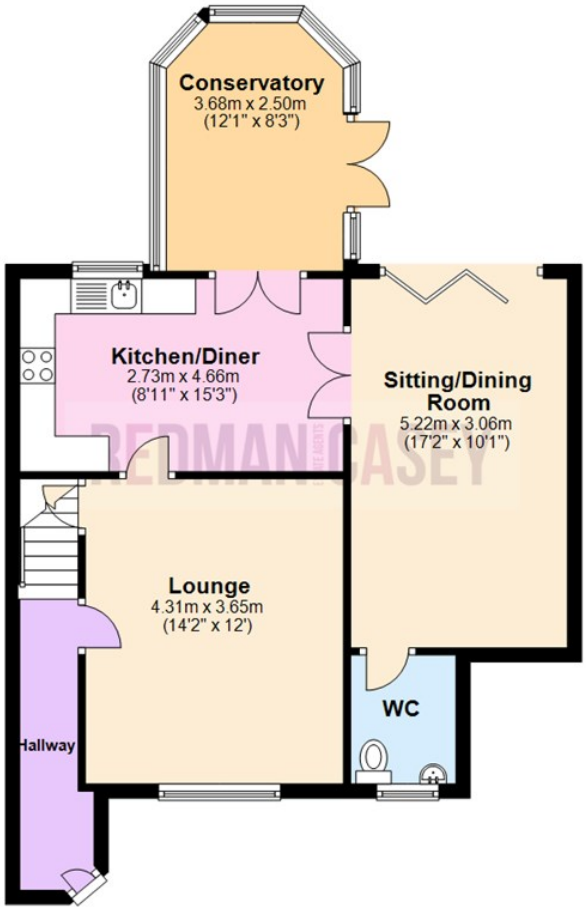
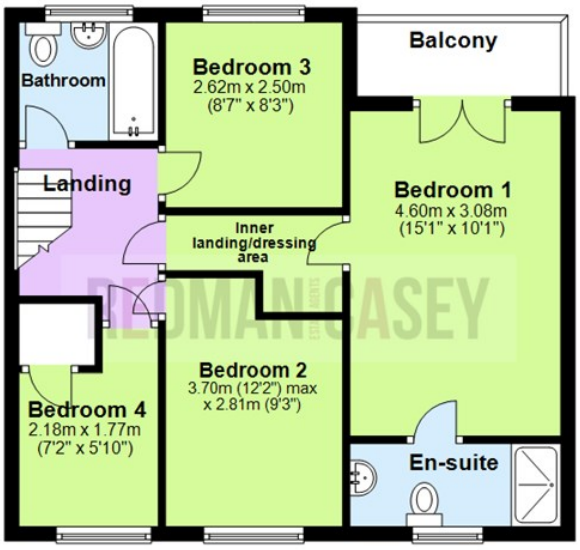
Ground Floor

Approx. 62.4 sq. metres (672.2 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



Total area: approx. 113.6 sq. metres (1222.3 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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