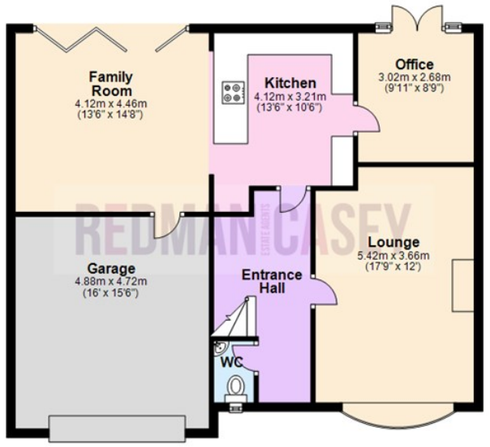
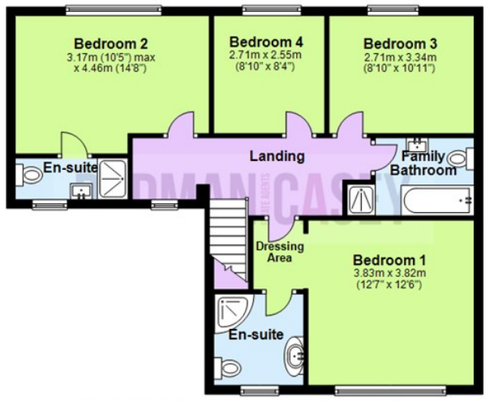
Ground Floor

Approx. 94.1 sq. metres (1012.5 sq. feet)



First Floor

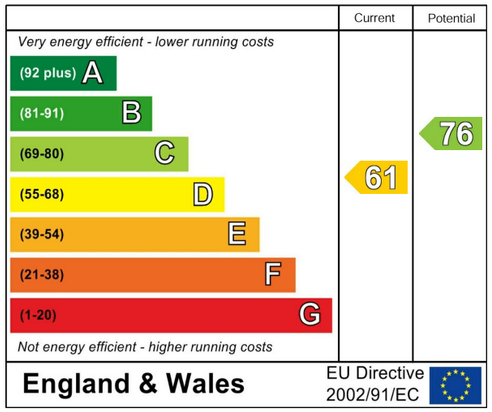
Approx. 70.2 sq. metres (756.0 sq. feet)



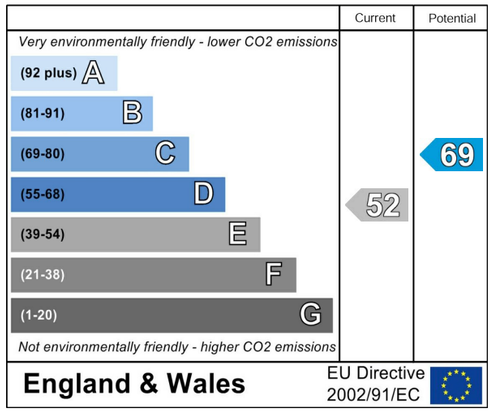
Total area: approx. 164.3 sq. metres (1768.5 sq. feet)

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



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

67 Daisy Hill Drive, Adlington, Chorley, Lancashire, PR6 9NE

Stunning modernised extended detached residence located in this highly popular residential area. Ideally located for access to local amenities, shops, schools and train links. The property offers excellent accommodation throughout including stunning family kitchen living room, two en - suites and family bathroom, viewing is essential to appreciate all that is on offer.

Offers In The Region Of £400,000

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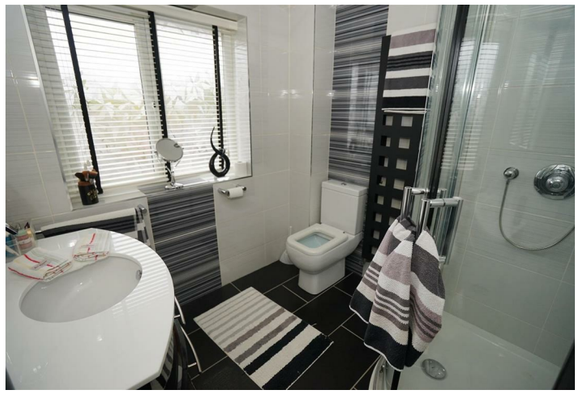

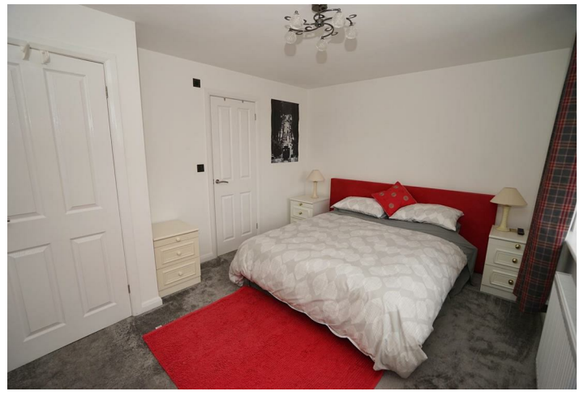

Beautifully presented and extended detached property situated in this highly sought after location. The property has undergone a complete renovation and extension by the current owners to provide a superb family home., which comprises :- Entrance hall, w.c. Lounge, fitted kitchen with integrated and built in appliances open plan to a superb family room with bi - folding doors to garden, built in Sonos sound system. office fitted with desk and storage units. To the first floor there is a master bedroom with dressing area, built in wardrobes and en suite shower room, bedroom two with en suite shower room and two further bedrooms with fitted wardrobes. family bathroom with four piece suite. Outside there is a double width block paved driveway with access to a double garage. to the rear is a large private enclosed garden with multiple patios, lawn and well stocked borders and veranda. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Laminate flooring, carpeted stairs to first floor landing, door to:

WC
UPVC frosted double glazed window to front, fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap, low-level WC and half height ceramic tiling to all walls, radiator, Porcelein tiled flooring.

Lounge
17'9" x 12'0" (5.42m x 3.66m)
UPVC double glazed bow window to front, living flame effect gas fire with feature surround and marble effect inset and hearth, radiator, two wall lights, ceiling with recessed spotlights.

Kitchen
13'6" x 10'6" (4.12m x 3.21m)
Fitted with a matching range of modern base and eye level units with underlighting, drawers, cornice trims and contrasting Hanex solid surface worktop, underslung matching sink unit with integrated drainer and mixer tap. integrated washing machine, space for fridge/freezer, Neff electric fan assisted oven, Neff four ring induction hob with feature Elica extractor hood over, built-in Neff microwave, double radiator, Karndean tiled flooring, built in Sonos sound system, open plan to:

Family Room
13'6" x 14'8" (4.12m x 4.46m)
Karndean flooring, under floor heating, ceiling with uplighters, recessed spotlights, Oak veneered composite double glazed bi-fold doors to garden, built in Sonos sound system door to garage:

Office
9'11" x 8'10" (3.02m x 2.68m)
Two windows to rear, double radiator, laminate flooring, coving to ceiling, uPVC double glazed french doors with two glazed panels to garden.

Landing
UPVC double glazed window to front, door to:

Dressing Area
5'3" x 3'10" (1.59m x 1.16m)
Fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, fitted matching bedside cabinets, fitted worktop over with drawers, open plan to:

Bedroom 1
12'7" x 12'6" (3.83m x 3.82m)
UPVC double glazed window to front, radiator.

En-suite
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with drawers and swan neck mixer tap, tiled double shower enclosure with power shower over and low-level WC, full height ceramic tiling to all walls, feature heated towel rail, extractor fan, uPVC frosted double glazed window to front, tiled flooring.

Bedroom 2
10'5" x 14'8" (3.17m x 4.46m)
Double glazed window to rear, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with mixer tap, tiled shower enclosure and low-level WC, heated towel rail, extractor fan, uPVC frosted double glazed window to front, karndean tiled flooring.

Bedroom 3
8'11" x 10'11" (2.71m x 3.34m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes

comprising fitted double wardrobe(s), fitted matching drawers, radiator.

Bedroom 4
8'11" x 8'4" (2.71m x 2.55m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s), fitted matching drawers, radiator.

Family Bathroom
Fitted with four piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap, shower enclosure with shower over upvc panelled walls and glass screen, low-level WC, full height ceramic tiling to all walls, feature heated towel rail, extractor fan. Karndean tiled flooring.

Garage
Integral double garage with power and light connected, remote controlled electric up and over door.

Outside
Front - Open plan front garden with double width lawned area and block paved driveway to the front leading to the double garage.
Rear - enclosed private rear garden with covered veranda over a patio area, lawn and well stocked borders paved pathways leading to two further patio areas and timber garden shed gated access to either side.

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