REDMAN CASEY ESTATE AGENTS

10 Ainscow Avenue, Lostock, Bolton, Lancashire, BL6 4LR

Offers In The Region Of £270,000

Three bedroom extended semi-detached property. Situated in a great residential location close to local schools, shops and local amenities with easy access to motorway links and railway station. This property offers the opportunity to extend to the rear with the appropriate planning permission in place without losing a great rear garden space. Viewing is highly recommended to appreciate. The property is offered with vacant possession and no onward chain.

- Semi Detached
- Three Bedroom
- No Chain
- Off Road Parking
- Extended To Rear
- Vacant Possession
- Large Gardens to Rear.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom semi detached property with the possibility to extend to the rear with the appropriate planning permission in place. The property benefits from double glazing, gas central heating and is extended to the rear. The property comprises:- Entrance porch, entrance hall, lounge. dining room, breakfast room kitchen, and further lounge. To the first floor there are three bedrooms two are doubles with fitted robes and a family bathroom. To the outside there is gardens to the front and driveway leading to a car port and large enclosed garden to the rear. This property is offered with vacant possession and no onward chain. Viewings are highly recommended to avoid disappointment.

Porch 4'5" x 8'2" (1.34m x 2.48m)
UPVC double glazed window to front, uPVC double glazed window to side, window to rear, door to:

Entrance Hall
Window to front, radiator, stairs, door to:

Lounge 14'7" x 11'10" (4.45m x 3.61m)
UPVC double glazed bow window to front, fireplace with ornate feature timber Adam style surround, radiator, open plan to:

Dining Room 8'10" x 11'10" (2.69m x 3.61m)
Radiator, metal double glazed sliding entrance patio door to rear, door to:

Kitchen/Breakfast Room 11'10" x 17'10" (3.60m x 5.44m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker, two uPVC double glazed windows to rear, radiator, uPVC double glazed entrance door to side, door to:

Lounge Area 15'10" x 9'5" (4.83m x 2.87m)
UPVC double glazed window to front, uPVC double glazed window to side, radiator, stairs, door.

Landing
UPVC frosted double glazed window to side, door to Storage cupboard, door to:

Bedroom 1 11'11" x 11'10" (3.64m x 3.61m)
UPVC double glazed window to front, fitted with a range of wardrobes fitted wardrobe(s) with hanging rails, shelving, overhead storage and drawers, Storage cupboard, radiator, two double doors, door to Storage cupboard, door to:

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Bedroom 2 8'10" x 11'10" (2.69m x 3.61m)
UPVC double glazed window to rear, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rails, shelving and overhead storage, radiator, three double doors, door to:

Bedroom 3 7'3" x 7'11" (2.22m x 2.41m)
UPVC double glazed window to front, radiator.

Bathroom
Three piece suite comprising deep panelled bath, vanity wash hand basin with storage under and tiled surround, shower with over and glass screen and low-level WC, uPVC frosted double glazed window to rear, uPVC double glazed window to rear, radiator.

Outside Front
Lawned area with mature flower beds and mature planting. Driveway leading to car port.

Outside Rear
Large enclosed garden with mature planting including shrubs, trees, mainly laid to lawn, patio seating area, garden sheds and paved area leading to car port.

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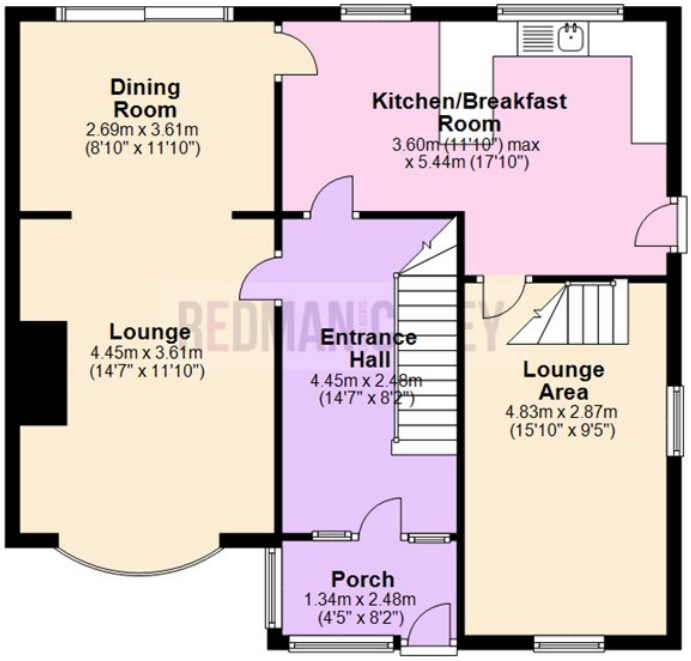
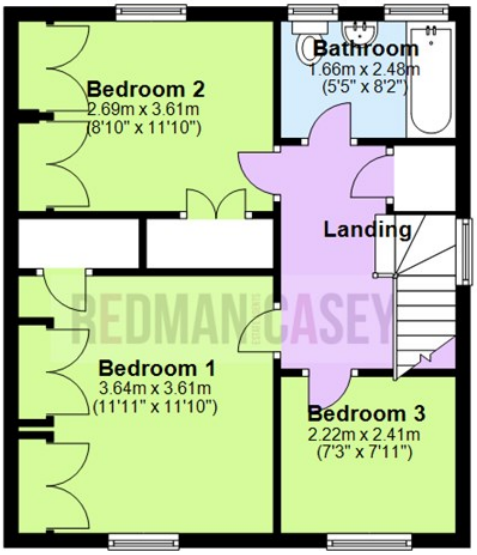
Ground Floor
Approx. 74.0 sq. metres (796.5 sq. feet)



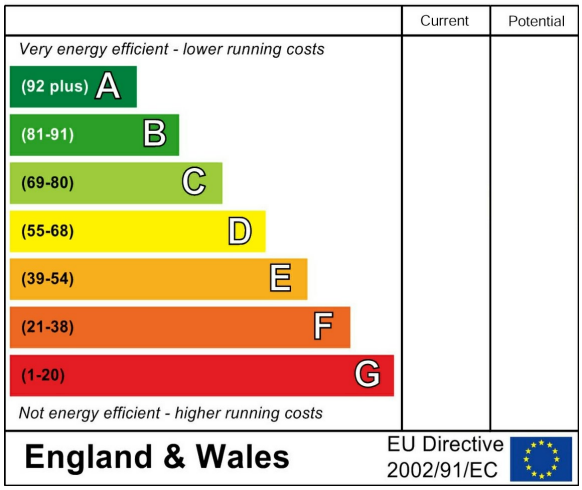
First Floor
Approx. 45.8 sq. metres (492.5 sq. feet)



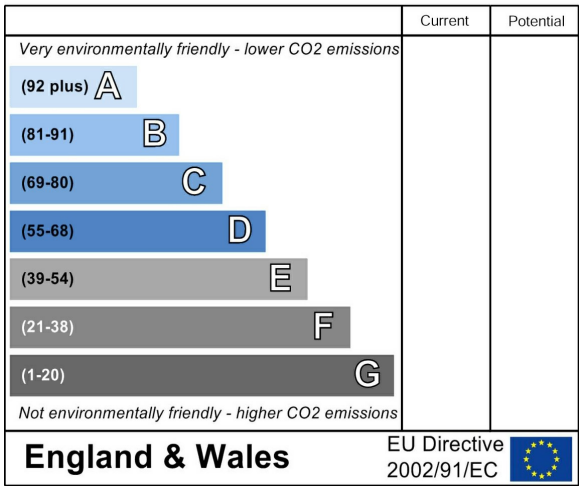
Total area: approx. 119.8 sq. metres (1289.0 sq. feet)

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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