REDMAN CASEY ESTATE AGENTS

# 1025 Chorley New Road, Lostock, Bolton, Lancashire, BL6 4LW

## Asking Price £225,000

Extended three bedroom semi detached property located on this highly popular road, ideally placed for access to local amenities, schools, Middlebrook retail park and rail and motorway links. The property offers excellent accommodation with potential for further extension to side and rear should the need arise. Gas central heated and double glazed excellent sized garden and large detached garage make this a property not to be missed. Sold with no chain and vacant possession.

- 3 Bedrooms
- Extended Kitchen
- Parking for 3 Cars Plus Garage
- Vacant Possession
- 3 Receptions
- Large Garden
- No Chain
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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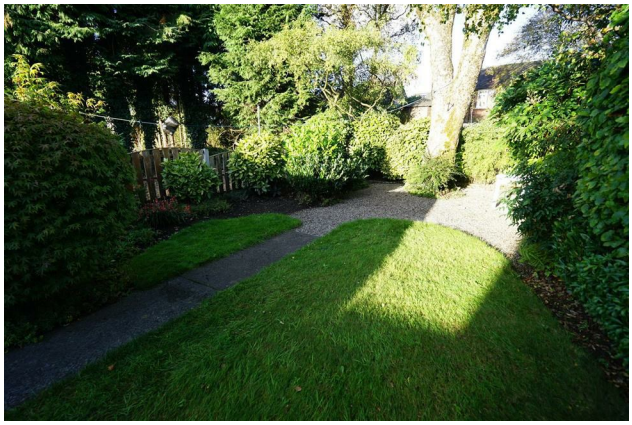
We are delighted to offer for sale this extended 3 bedroom semi detached property located on this highly sought after road. the property will be available with no chain and vacant possession and comprises :- Entrance hall, lounge, sitting room, extended dining room. extended kitchen, To the first floor there are three bedroom two with fitted wardrobes and a bathroom fitted with a three piece coloured suite. Outside there are gardens to the front with lawned area extensive block paved driveway to front and side with parking for 3 cars leading to a large detached garage with power and light connected. To the rear is a generous garden with large paved patio lawned area and well stocked flower and shrub beds and borders. Viewing is essential to appreciate all that is on offer.



**Entrance Hall**
Built-in under-stairs storage cupboard, double radiator, carpeted stairs to first floor landing, double glazed entrance door, open plan to Kitchen, door to:

**Lounge 10'7" x 10'4" (3.22m x 3.15m)**
Window to front, window to side, double door to:

**Sitting Room 12'10" x 10'4" (3.92m x 3.15m)**
Feature coal effect gas fire set in chimney, double radiator, archway to:

**Dining Room 8'11" x 7'11" (2.71m x 2.42m)**
UPVC double glazed window to rear, radiator, serving hatch from Kitchen.

**Kitchen 19'4" x 7'2" (5.89m x 2.18m)**
Fitted with a matching range of base and eye level units with contrasting worktop space over, stainless steel sink unit with double and tiled splashbacks, plumbing for washing machine, space for fridge, freezer and tumble dryer, electric point for cooker, uPVC double glazed window to rear, double radiator, laminate flooring, door.

**Landing**
UPVC frosted double glazed window to side, door to:

**Bedroom 1 12'3" x 10'3" (3.74m x 3.13m)**
Window to rear, uPVC double glazed bay window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, double radiator.

**Bedroom 2 11'4" x 9'11" (3.45m x 3.02m)**
Window to front, window to side, fitted bedroom suite with a range of wardrobes two fitted wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, double radiator.

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**Bedroom 3 6'5" x 7'3" (1.95m x 2.20m)**
UPVC double glazed window to front, radiator.

**Bathroom**
Fitted with three piece coloured suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, radiator, access to loft, door.

**Outside**
Front garden, enclosed by fencing and mature hedge to front and sides, extensive block paved driveway to the front and side leading to garage and with car parking space for three cars with lawned area and mature ornamental flower and shrub borders, courtesy lighting.
Private rear garden, large paved sun patio with lawned area, paved pathway and mature ornamental flower and shrub borders, large detached concrete sectional garage with steel up and over door to the front side entrance door, power and light connected.

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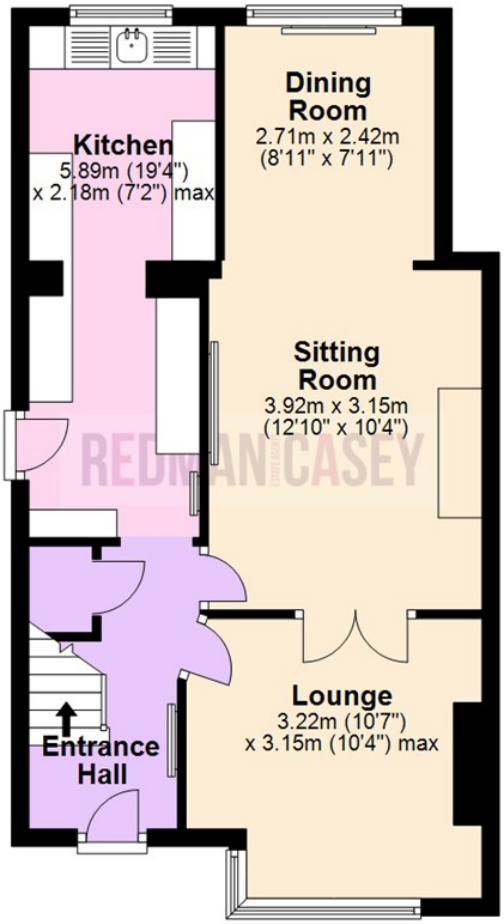
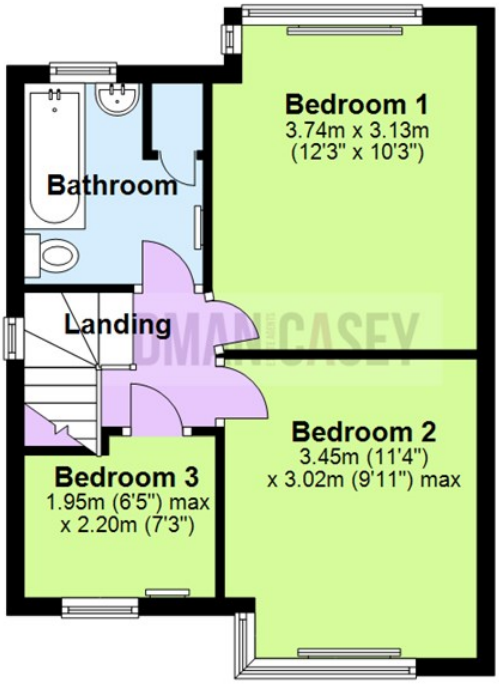
## Ground Floor

Approx. 49.0 sq. metres (527.8 sq. feet)




## First Floor

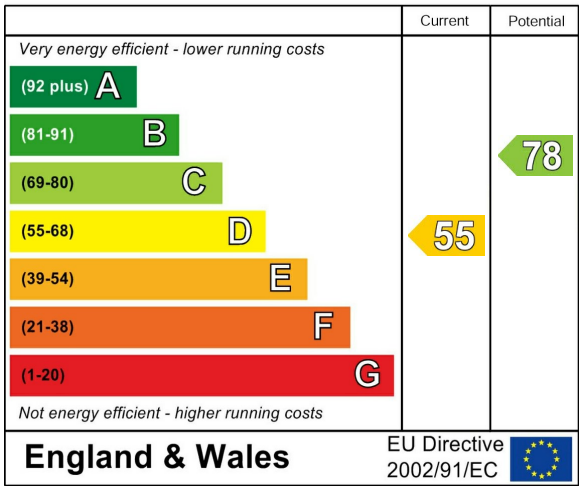
Approx. 33.6 sq. metres (361.5 sq. feet)



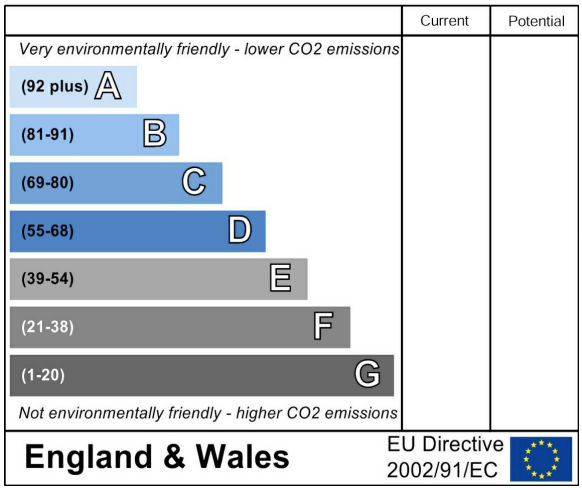

Total area: approx. 82.6 sq. metres (889.3 sq. feet)

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




### Environmental Impact ($CO_2$) Rating

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