REDMAN CASEY ESTATE AGENTS

119 Regent Road, Lostock, Bolton, Lancashire, BL6 4DX

Offers In The Region Of £800,000

- Extended Detached House
- Dressing Room to Master
- Open-Plan Kitchen Diner
- 5 Double Bedrooms
- 3 En-Suites
- Double Garage

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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**** Reduced by £50,000 **** Located on a corner plot in a highly sought-after location. The property offers superb accommodation throughout. the property has been extended and improved by the current owners to provide a flexible living arrangement with two spacious living rooms, large plan living kitchen diner, utility / wc and a conservatory. To the first floor, there are five generous double bedrooms, the master suite includes a stunning 4 piece bath room and separate dressing room. along with fitted wardrobes and drawers in the main room. two of the other four bedrooms have en suite shower rooms along with a bathroom fitted with a three piece suite. Outside there is an extensive block paved driveway and open plan garden to the front with parking for 5 cars along with a double garage
Please note that the property has been granted the demolition of the conservatory and the erection of a 2 storey extension that would create a brick built reception room to replace the conservatory and a 6th bedroom to the 2st floor also including an en-suite shower room app no 09508/20.

Porch
UPVC double glazed window to side, uPVC double glazed window to front, ceramic tiled flooring, door to:

Entrance Hall
Built-in under-stairs storage cupboard, two radiators, coving to ceiling with recessed spotlights, oak and glass staircase to first floor landing, double door, door to:

Lounge 16'6" x 23'5" (5.02m x 7.15m)
UPVC double glazed window to side, two uPVC double glazed windows to front, radiator, Luxury vinyl flooring, coving to ceiling with recessed spotlights, feature with cast- iron solid fuel burner stove with glass door.

Kitchen/Dining Room 23'4" x 16'7" max (7.11m x 5.05m max)
Fitted with a matching range of modern white gloss base units with drawers, cornice trims and complementary white and grey veined granite worktop, matching island unit with contrasting black sparkle granite worktop, breakfast bar and storage under, 1+1/2 bowl ceramic sink unit with single drainer and stainless steel mixer tap, integrated dishwasher, space and plumbing for American style fridge/freezer and space for large range cooker, three uPVC double glazed windows to side, tiled flooring, ceiling with recessed spotlights, uPVC double glazed side door to garden, open plan, door to:

Dining Area 8'10" x 14'11" (2.69m x 4.55m)
Tiled flooring, coving to ceiling, double door, door to:

Utility / WC 8'5" x 4'10" (2.56m x 1.47m)
Fitted with a matching range of modern white gloss eye level units with contrasting worktop space, plumbing for washing machine, space for tumble dryer, uPVC frosted double glazed window to side, radiator, tiled flooring.

Sitting Room 14'11" x 17'10" (4.55m x 5.44m)
UPVC double glazed bow window to front, fireplace, radiator, four wall lights, coving to ceiling, double door to:

Conservatory 14'0" x 17'10" (4.26m x 5.44m)
Half construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, four windows to rear, four windows to side, ceramic tiled flooring, double door, door to:

Landing
UPVC double glazed window to rear, built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, door to built-in over-stairs storage cupboard.

Bedroom 1 16'6" x 14'1" (5.03m x 4.28m)
UPVC double glazed window to side, uPVC double glazed window to front, built-in triple wardrobe(s) with full-length mirrored sliding door, hanging rails and shelving, double radiator, door to:

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En-suite Bathroom
Fitted with four piece modern white suite with feature freestanding bath with independent shower attachment and mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled double shower enclosure with electric shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, tiled flooring, ceiling with recessed spotlights.

Dressing Room 7'8" x 9'1" (2.34m x 2.77m)
UPVC double glazed window to front, two built-in double wardrobes with sliding doors, hanging rails and shelving.

Bedroom 2 11'4" x 17'2" (3.45m x 5.24m)
UPVC double glazed window to rear, double radiator, door to:

En-suite
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled double area enclosure with twin seats and steam facility, shower with body jets, WC with hidden cistern, full height ceramic tiling to all walls, tiled flooring.

Bedroom 3 14'11" x 9'4" (4.55m x 2.84m)
UPVC double glazed window to rear, uPVC double glazed window to front, two radiators, sliding door to En-suite, door to:

En-suite
Fitted with three piece white suite comprising pedestal wash hand basin with mixer tap, tiled shower enclosure with electric shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, tiled flooring.

Bedroom 4 9'7" x 15'0" (2.92m x 4.57m)
UPVC double glazed window to rear, two built-in double wardrobes with part mirrored sliding door, hanging rails and shelving, radiator, oak flooring, coving to ceiling.

Bedroom 5 12'0" x 8'2" (3.67m x 2.50m)
UPVC double glazed window to front, double radiator, oak flooring, coving to ceiling.

Bathroom
Fitted with three piece suite comprising deep panelled jacuzzi bath with shower over and folding glass screen and inset wash hand basin in vanity unit with mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

Outside
Front garden, extensive block paved driveway to the front and side garage and with car parking space for five cars with mature tree and shrub borders, enclosed by timber fencing to sides.
Private rear garden, enclosed by timber fencing to rear and sides, side gated access, block paved sun patio with grassed area, brick paved pathway, security lighting.

Double Garage
Attached brick built garage with power and light connected, remote-controlled electric up and over door, door.

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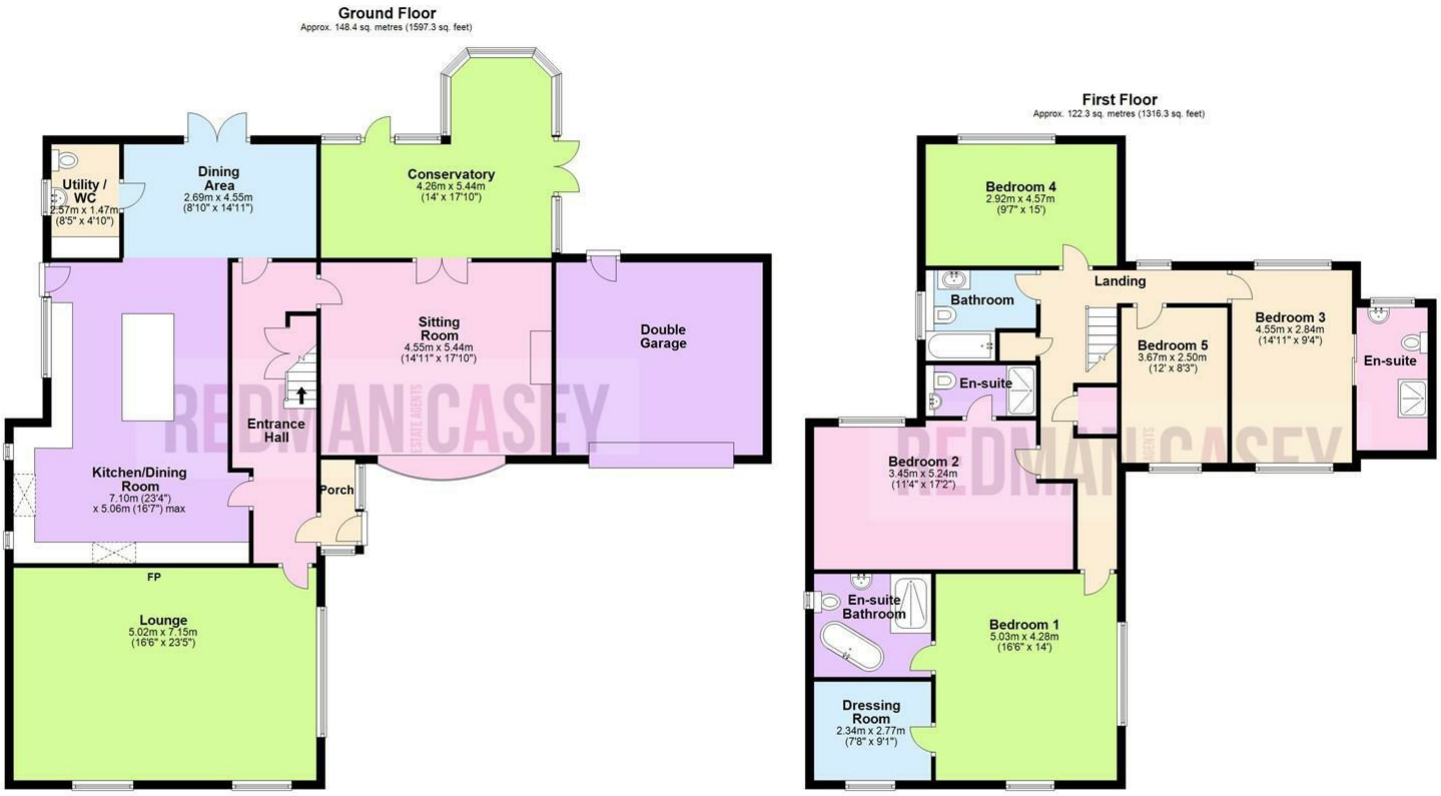
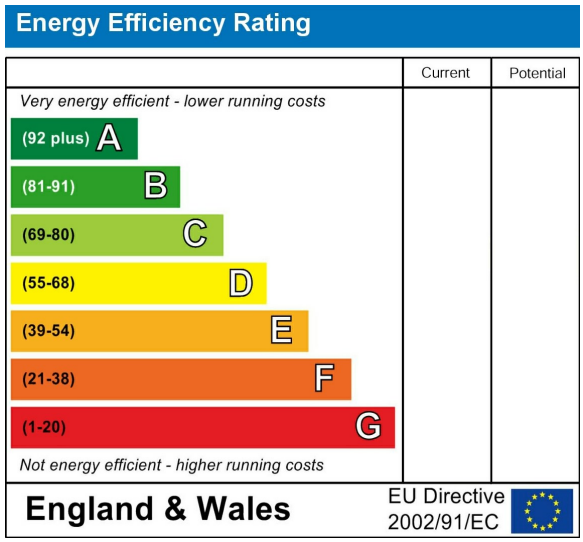
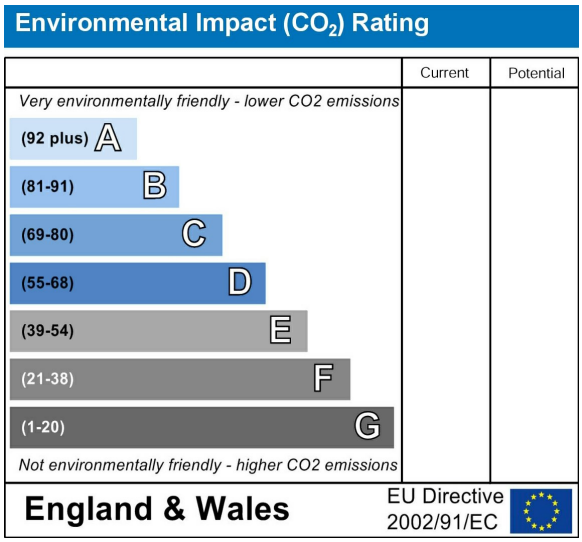


Total area: approx. 270.7 sq. metres (2913.6 sq. feet)

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.





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