REDMAN CASEY ESTATE AGENTS

8 Holly Dene Drive, Lostock, Bolton, Lancashire, BL6 4NP

£925,000

Superb extended detached residence set in the heart of Lostock offering fantastic accommodation finished to a very high standard, stunning plot with an elevated position. Outstanding open plan family kitchen living area, gorgeous master bedroom. This is a property that requires internal inspection

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Nestling in an elevated position on Holly Dene Drive, this superb detached property has been lavished with all manner of extras to create a fantastic five bedroom family home. Massively extended from the original the property has been transformed from a standard detached house into a ultra high quality executive residence which comprises:- Feature reception hall with central oak staircase to first floor cloakroom, spacious lounge with feature fireplace. dining room open plan to a stunning family kitchen dining living room fitted with modern units and integrated 'Miele' appliances, utility room, To the first floor there is a stunning master bedroom with four piece en-suite shower room fitted wardrobes and access to a balcony overlooking the rear garden, bedroom 2 with dressing area and en suite shower room, two further double bedrooms and a single bedroom currently used as an office, family bathroom with feature four piece suite. Outside the property to the front there is a drive in drive out driveway with parking for 4-6 cars leading to a single and a double garage, large lawned area, to the rear there is an extensive paved patio over two levels, large lawned area and well tended borders. The property is ideally located for access to motorway network and rail stations along with Middlebrook retail park and both Bolton School and Clevelands Prep school. This property deserves further inspection viewings are strictly by appointment only

Entrance Hall
Porcelein tiled flooring, under floor heating, four wall lights, coving to ceiling, stairs, carpeted oak stairs to first floor landing with modern oak spindles with handrails to both sides leading to a galleried landing withoak balustrade and glass infill panels, double door, double door to Lounge, door to:

WC
Fitted with two piece modern white comprising, wall mounted wash hand basin with drawers and mixer tap, low-level WC and heated towel rail, extractor fan, full height ceramic tiling to all walls, Porcelien tiled flooring, under floor heating.

Lounge 23'9" x 14'2" (7.24m x 4.32m)
Two windows to front, two uPVC double glazed windows to side, feature log effect fireplace with mood lighting under extended storage units to either side and recessed tv housing over, under floor heating, decorative coving to ceiling built in speaker system, uPVC double glazed french door, bi-fold door, bi-fold door to:

Dining Area 14'2" x 13'5" (4.32m x 4.08m)
UPVC double glazed window to side, Porcelein tiled flooring, under floor heating, tri-fold doors to garden, open plan to living family kitchen area.

Living Family Kitchen 25'1" x 29'11" (7.64m x 9.12m)
Fitted with a matching range of modern coloured base and eye level units with underlighting and contrasting white sparkle granite worktop space over, matching island unit with drawers storage under, incorporating an oak breakfast bar, stainless steel sink unit with single drainer and mixer tap with granite splashback, Full appliance range by Miele including integrated full height fridge, and freezer, interated dishwasher, twin eye level electric fan assisted ovens, steam oven, four ring induction hob with remote extractor hood over, built-in combi microwave / oven. Fitted Bosch wine cooler, porcelein tiled flooring, under floor heating, three bi-fold doors, door to:

Utility 12'7" x 7'6" (3.83m x 2.29m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, tiled flooring, under floor heating, double glazed door to garden, door to garage

Galleried Landing
Feature full height uPVC double glazed window to front, radiator, door to Storage cupboard, built-in storage cupboard, door to:

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Master Bedroom 26'10" x 19'3" (8.18m x 5.87m)
Window to rear, uPVC double glazed window to rear, window to side, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching dressing table, bedside cabinets and drawers, two radiators, double radiator, coving to ceiling with recessed low-voltage spotlights, uPVC double glazed french double doors juliet balcony, door to:

En-suite 9'0" x 5'7" (2.74m x 1.70m)
Recently refitted with four piece modern white suite comprising wall mounted twin wash hand basin with mixer tap, tiled double shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side.

Bedroom 2 11'7" x 21'9" (3.53m x 6.63m)
Two windows to side, two windows to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double, further two fitted single wardrobes, fitted matching dressing table and drawers, double radiator, coving to ceiling, uPVC double glazed french doors to:

Balcony
Dwarf wall with chrome and glass panels.

En-suite
Recently refitted with three piece modern white suite comprising panelled bath with shower over, mixer tap and glass screen and wall mounted wash hand basin in vanity unit with drawers, mixer tap, mirror cabinet with down lighters, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, tiled flooring.

Storage cupboard, built-in storage cupboard.

Bedroom 4 10'3" x 12'0" (3.12m x 3.65m)
Window to front, window to side, uPVC double glazed bay window to side, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s), fitted matching dressing table and drawers, double radiator.

Bathroom
Fitted with four piece Victorian style suite comprising deep bath with hand shower attachment over and mixer tap, inset wall mounted in vanity unit with cupboards under and mixer tap, double shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 5 8'9" x 5'11" (2.67m x 1.80m)
UPVC double glazed window to front, fitted matching, worktop over with cupboards and drawers, Currently used as an office.

Bedroom 3 13'3" x 14'2" (4.04m x 4.32m)
UPVC double glazed bay window to front, two windows to side, fitted bedroom suite with a range of wardrobes comprising 6 fitted double wardrobes with hanging rails, shelving and overhead storage, double radiator.

Outside
Front garden with lawned area and mature flower and shrub borders, enclosed by brick wall and mature hedge front and sides, extensive block paved drive in drive out driveway to the front and side leading to garage and with car parking space for six cars. Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature raised flower and shrub borders, security and courtesy lighting, brick-built storage shed with power and light connected.

Garage
Integral brick built single garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water, remote-controlled up and over door.

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

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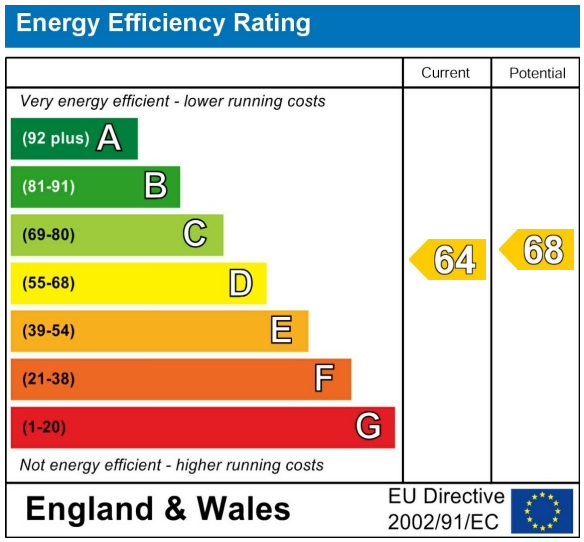
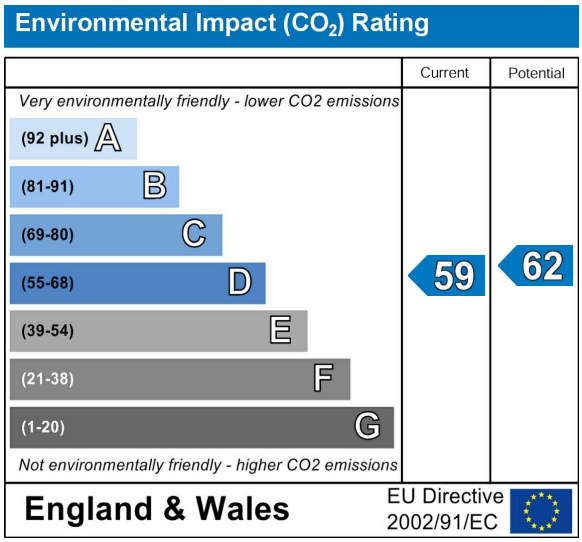
Total area: approx. 346.7 sq. metres (3731.7 sq. feet)

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 floorplans 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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