Ground Floor

Approx. 142.4 sq. metres (1532.4 sq. feet)

Total area: approx. 142.4 sq. metres (1532.4 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

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REDMAN CASEY ESTATE AGENTS

15 Pendennis Avenue, Lostock, Bolton, Lancashire, BL6 4RS

Superbly presented and deceptively spacious 4 bedroom split level detached bungalow. Located on this highly popular residential estate offering excellent access to local schools, road and rail links make this a property not to be missed. Don't be deceived by the frontal elevation, this property offers over 1200sqft of flexible accommodation. Viewing is essential to appreciate all that is on offer.

Offers Over £315,000

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Situated within this highly popular residential area of Lostock this deceptively spacious 4 bedroom detached split level bungalow offers excellent accommodation which comprises :- Entrance hall, lounge, dining are, fitted kitchen. four bedrooms with all four having fitted or built in wardrobes and bedroom 2 having en-suite wc and basin. Superb family bathroom fitted with a modern three piece white suite. Outside there are generous gardens to front and rear and a side area that could offer potential to extend subject to planning. Extensive double block paved driveway leads to a double garage. The property benefits from gas central heating and double glazing and must be viewed to be appreciated.

Entrance Hall
Built-in storage cupboard, radiator, split level access to bedrooms door to built-in storage cupboard, door to:

Lounge
15'10" x 12'10" (4.82m x 3.90m)
Double glazed window to front, coal effect gas fire fireplace with ornate Adam style surround and marble effect inset and hearth, radiator, dado rail, two wall lights, coving to textured ceiling, split level access to dining area open plan to:

Dining Area
8'6" x 12'10" (2.59m x 3.90m)
Double glazed window to side, radiator, coving to textured ceiling, door to:

Kitchen
11'1" x 10'5" (3.39m x 3.17m)
Fitted with a matching range of base and eye level units, wine rack, glazed display units, corner display shelves, composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge, built-in eye level electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, laminate tiled flooring, uPVC double glazed side door to garden, door to:

Bedroom 4
11'6" x 15'4" (3.50m x 4.68m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator, three wall lights, sloping ceiling, door to:

Storage
Built-in storage cupboard.

Bedroom 2
10'2" x 12'5" (3.10m x 3.78m)
UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising 5 built-in double wardrobes with hanging rails, shelving, overhead storage cupboards and bedside cupboards with glass display shelving over and fitted matching drawers, access through wardrobes to ensuite wc, radiator, double door, door to:

WC
Fitted with two piece suite comprising, wall mounted wash hand basin, low-level WC and extractor fan, laminate flooring.

Bathroom
Fitted with three piece modern white comprising deep p shaped panelled bath with shower over and folding glass screen, feature wall mounted wash hand basin with glass surround and swan neck mixer tap, low-level WC, ceramic tiling to all walls, heated towel rail. uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 1
11'1" x 11'11" (3.39m x 3.63m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table and drawers, radiator.

Bedroom 3
11'1" x 6'4" (3.39m x 1.94m)
UPVC double glazed window to rear, built-in triple wardrobe(s) with overhead storage and cupboards, fitted matching dressing table and drawers, radiator.

Outside
Open plan front garden, double width block paved driveway to the front leading to garage and with car parking space for two cars with lawned area and mature flower and shrub borders, paved pathway leading to front entrance door, double garage with power and light along with gas combination boiler. to the side there is a paved hard standing area with mature flower and shrub borders.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, lockable side gated access to either side, outside cold water tap, security lighting.

Double Garage
Double garage with up and over door, power and light connected and gas combination boiler. (Please note that the floorplan shows this as detached however it is located below bedroom 4).