REDMAN CASEY ESTATE AGENTS

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

Offers In The Region Of £325,000

Superb condition throughout this three bedroom detached family home offers excellent accommodation, cul de sac position and is ideally located for access to local schools, rail and road links. Viewing is essential to appreciate all that is on offer.

- Three Generous Bedrooms
- Oak Kitchen
- Viewing Essential To Appreciate
- Spacious Receptions
- Garden Room with Log Burner
- Cul De Sac Position

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated in a quiet cul de sac this stunning extended detached property makes a superb family house, close to sought after local schools, motorway and rail links to Manchester, Wigan and Preston. Internally the property is presented to a very high standard with beautiful kitchen open plan to a garden room with feature log burner, spacious open plan lounge, dining area. stunning shower room and easy to maintain gardens with artificial lawns to front and rear. The property comprises :- Porch, spacious lounge open plan to dining area. fitted oak kitchen with feature glass splash backs, garden room with feature log burner and utility room. To the first floor there are three generous bedrooms with great views to the rear and shower room fitted with a modern white three piece suite. Outside there are open plan gardens to the front with double width driveway leading to an integral garage. to the rear is a private garden with paved patio and artificial lawn well stock borders and veg plot. Viewing is essential to appreciate the overall condition and position on offer.

Porch
UPVC frosted double glazed window to front, tiled flooring, double glazed entrance door, oak part glazed door to:

Lounge 12'9" x 18'10" (3.89m x 5.73m)
UPVC double glazed window to front, coal effect gas fire with ornate surround, two radiators, laminate flooring, coving to ceiling, carpeted stairs to first floor landing, oak part glazed door, kitchen to Kitchen, door to:

Dining Area 10'2" x 9'3" (3.11m x 2.81m)
Radiator, laminate flooring, coving to ceiling, open plan, Oak bi-fold door to orangery, door to:

Kitchen 14'0" x 9'3" (4.27m x 2.81m)
Fitted with a matching range of oak fronted base and eye level units with drawers and contrasting black granite worktop with contrasting glass splashbacks, inset stainless steel sink with stainless steel mixer tap, integrated larder fridge and slimline dishwasher, built-in electric fan assisted oven, four ring gas hob with extractor hood over, built-in under-stairs storage cupboard, tiled flooring, ceiling with recessed spotlights, part glazed stable door to Utility, open plan to:

Garden Room 10'4" x 18'10" (3.14m x 5.73m)
Superb family room with views over garden with double radiator, strip wooden flooring, canopy style ceiling, feature with wood burning stove with glass door,sat on a glass hearth double doors to garden.

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Utility 7'10" x 8'9" (2.40m x 2.67m)
With worktop space, plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to rear, ceramic tiled flooring, ceiling with recessed spotlights, double glazed door to garden, door to:

Landing
UPVC double glazed window to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, oak door to Shower Room, oak door to Bedroom 1, oak door to Bedroom 2, oak door to:

Bedroom 1 11'5" x 10'0" (3.48m x 3.05m)
UPVC double glazed window to front, radiator, laminate flooring.

Bedroom 2 11'2" x 9'6" (3.40m x 2.90m)
UPVC double glazed window to rear with panoramic views of open countryside, radiator, laminate flooring.

Bedroom 3 7'11" x 8'7" (2.42m x 2.61m)
UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator, laminate flooring, door to:

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure, free standing wash hand basin on vanity unit with cupboards and drawers under, mixer tap, low-level WC and full height tiling to all walls, extractor fan, two uPVC frosted double glazed windows to rear, Feature vertical radiator, laminate flooring.

Outside
Open plan front garden with artificial lawned area and mature shrub borders, extensive block paved driveway to the front leading to garage and with car parking space for two cars, enclosed by dwarf and fencing to sides.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, paved sun patio with artificial lawned area and shrub borders, timber garden shed.

Garage
Integral garage with power and light connected, Up and over door.

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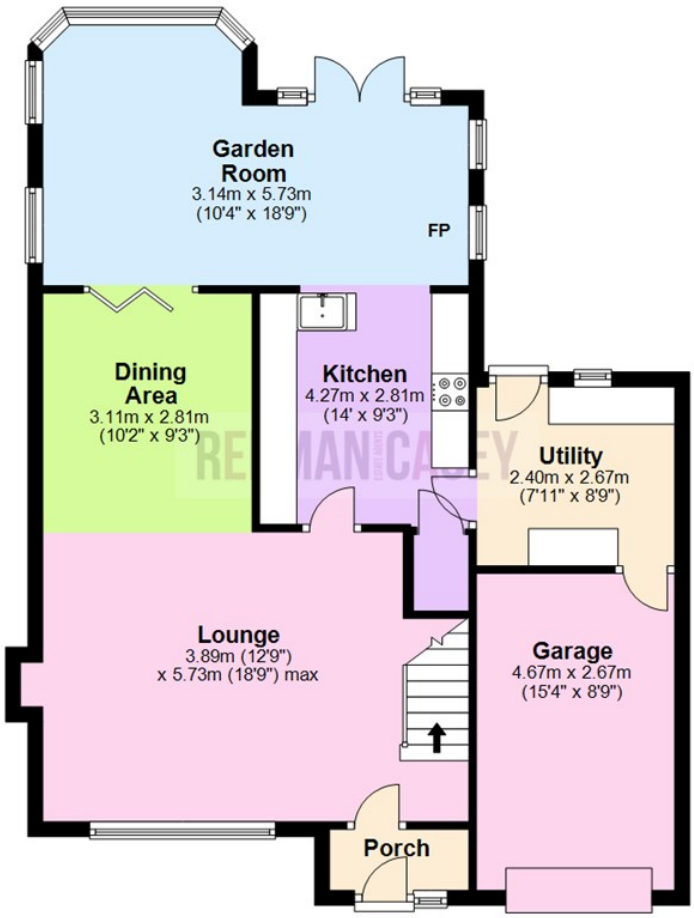
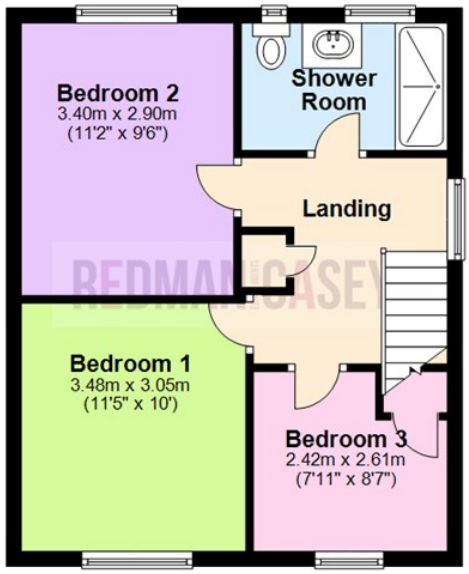
Ground Floor

Approx. 79.4 sq. metres (855.0 sq. feet)



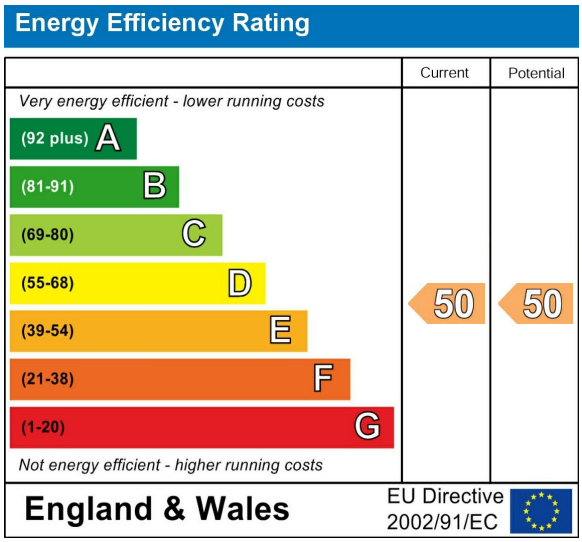
First Floor

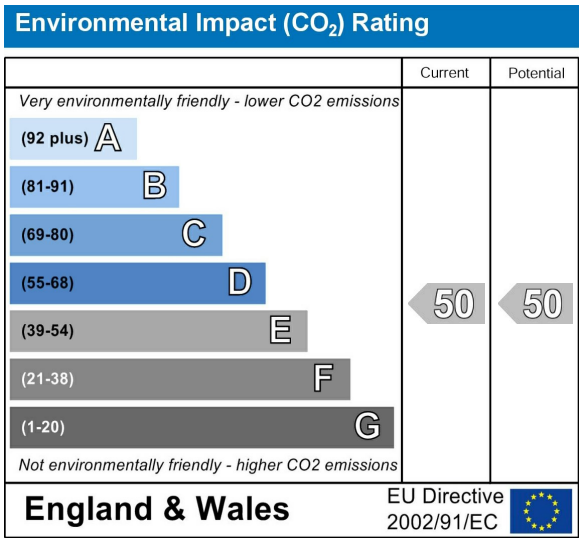
Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 120.0 sq. metres (1291.9 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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