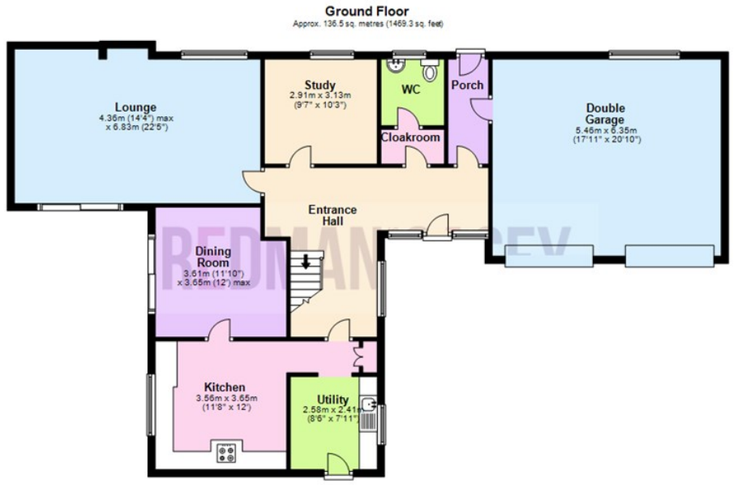
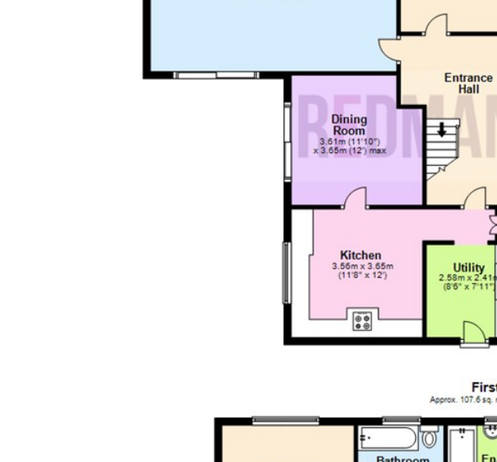
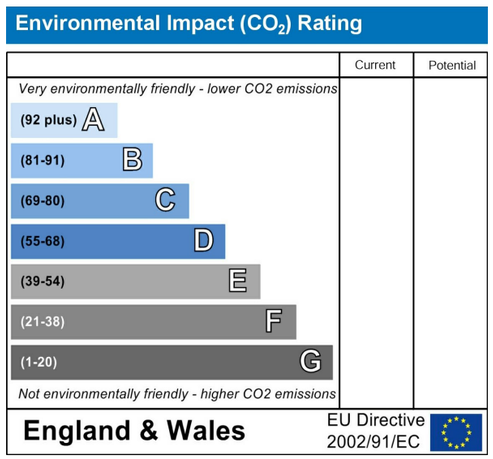


Total area: approx. 244.1 sq. metres (2627.4 sq. feet)

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 guarantee unless specifically mentioned.
Plan produced using PlanUp.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

3 Oakley Park, Heaton, Bolton, Lancashire, BL1 5XL

Spacious detached property situated in a superb plot on this highly sought after estate. Ideally located for access to Bolton School and Clevelands Prep School along with road and rail networks. This is a property not to be missed. Offering excellent accommodation with potential and space to extend the property to suit modern requirements. At present the house has three reception rooms kitchen and utility, five bedrooms and two bathrooms, integral double garage and extensive parking. Viewing is essential.

Offers Over £700,000

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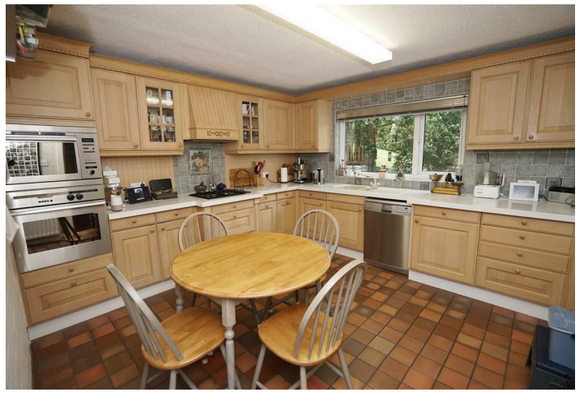

NEW PRICEMOTIVATED SELLER**NO CHAIN** Located on this highly sought after development within walking distance of Bolton School and Clevelands Prep School Rarely do properties come up for sale here so this could be a once in a generation time to buy. The property offers excellent accommodation with five bedrooms and three reception rooms plus the ability and space to extend the property to meet modern requirements. At present the property comprises :- Entrance hall, cloakroom w.c. Lounge, dining room, study, kitchen and utility room. To the first floor there are five bedrooms the master having en suite bathroom bedrooms two and three have vanity basins and a family bathroom fitted with a four piece suite. Outside there is an extensive driveway with parking for multiple vehicles leading to an integral double garage withy potential to convert to a home office/ gymnasium or further living accommodation for extended family, set on an exceptional plot with a mixture of patio and lawned areas to all sides make this a property not to be missed. Viewing is strictly by appointment and will require confirmation of ability to purchase prior to viewing.

Entrance Hall
UPVC frosted double glazed window to front, window to front, Rock door double glazed window to side, radiator, carpeted stairs to first floor landing, door to:

Kitchen
11'8" x 12'0" (3.56m x 3.65m)
Fitted with a matching range of light oak fronted base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, 1+1/2 bowl sink with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, built-in eye level electric fan assisted double oven, four ring gas with extractor hood over, uPVC double glazed window to side, built-in double storage cupboard with shelving, double radiator, quarry tiled flooring, double door, open plan to:

Utility
8'6" x 7'11" (2.58m x 2.41m)
Fitted with a matching range of base cupboards with worktop space over, composite sink unit with single drainer, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, uPVC double glazed window to side, heated towel rail, quarry tiled flooring, wall mounted gas boiler serving heating system and domestic hot water with Hive control system, uPVC double glazed door to garden, door to:

Dining Room
11'10" x 12'0" (3.61m x 3.65m)
Radiator, quarry tiled flooring, double glazed patio doors to garden, door to:

Lounge
14'4" x 22'5" (4.36m x 6.83m)
UPVC double glazed window to rear, coal effect gas fire set in brick built surround, two double radiators, coving to ceiling, uPVC double glazed patio doors to garden, door to:

Study
9'7" x 10'3" (2.91m x 3.13m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Cloakroom
Built-in with hanging space and shelving, door to:

WC
UPVC frosted double glazed window to rear, fitted with two piece coloured suite comprising, pedestal wash hand basin with tiled splashback and low-level WC, radiator, quarry tiled flooring.

Porch
UPVC double glazed door to garden, door to garage.

Landing
UPVC double glazed window to side, radiator, door to:

Master Bedroom
12'11" x 21'7" (3.94m x 6.58m)
UPVC double glazed window to rear, three uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, two radiators, door to built-in airing cupboard housing, pre-lagged hot water tank, door to:

En-suite
Fitted with four piece coloured suite comprising sunken bath, pedestal wash hand basin with tiled splashback, tiled shower enclosure and low-level WC, uPVC frosted double glazed window to rear, heated towel rail,' Amtico' flooring.

Bedroom 2
13'1" x 12'0" (4.00m x 3.67m)
UPVC double glazed window to rear, inset wash hand basin in vanity unit with cupboards under and mixer tap, radiator.

Bedroom 4
11'10" x 12'0" (3.61m x 3.67m)
UPVC double glazed window to side, radiator.

Bedroom 3
12'0" x 12'0" (3.67m x 3.67m)
UPVC double glazed window to side, built-in double wardrobe(s) with louvre fronted doors, hanging rails and shelving, radiator, double door, door to:

Bedroom 5
8'6" x 7'10" (2.58m x 2.39m)
UPVC double glazed window to side, radiator.

Bathroom
Fitted with four piece white suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail, vinyl flooring.

Outside
Front - Corner plot with private front garden, extensive tarmac driveway to the front leading to garage and with car parking space for four cars, enclosed by stone wall, timber fencing and hedge to front and sides, brick paved pathway leading to front entrance door with lawned area and mature flower and shrub borders.
Side - Enclosed by timber fencing and mature hedge to front and sides, block paved circular sun patio with lawned area and mature flower and shrub borders.
Rear - Corner plot private rear garden, enclosed by stone wall and mature hedge to rear and sides, gravelled sun patio, brick paved pathway, aluminium greenhouse, timber garden shed, pedestrian access directly to Chorley New Road

Double Garage
Integral double garage with power and light connected charging point for an electric vehicle, water tap, uPVC frosted double glazed window to rear, tworemote-controlled electric up and over door.

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