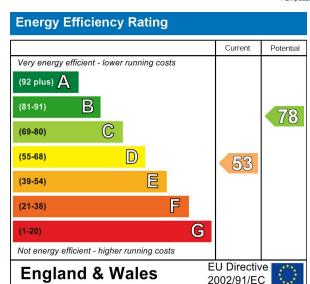


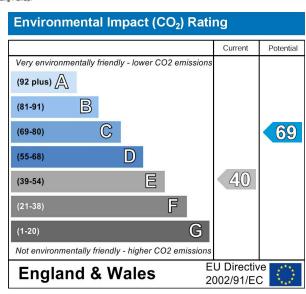
# Bedroom 3 3.07m x 5.36m (10'1" x 17'7") Bedroom 4 3.17m (10'5") x 4.39m (14'5") max

Total area: approx. 159.4 sq. metres (1715.7 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 foor plans provided are a representation only and must not be relieful 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 andruced using Plantia









# Sundial, 6 Higher Austins, Lostock, Bolton, Greater Manchester, BL6 4LY

Extended detached dormer bungalow offering excellent accommodation and set in a fantastic position with open aspects to the front. Offered for sale with no chain and vacant possession the property has been in the same family for over 60 years and represents a once in a lifetime opportuity purchase a forever home. Needing updating the property has 2/3 receptions plus large kitchen and 4/5 bedrooms plus two bath / shower rooms, extensive gardens and garage plus parking. Viewing is essential to understand the potential on offer.

# Offers In The Region Of £380,000













Located on a private road Sundial has been tiled splashbacks, plumbing for washing Sun Room in the same ownerships for over 60 years machine and dishwasher, space for fridge, Aluminium single glazed construction with next family to put their own stamp onto this bay window to front, hardwood aluminium connected, tiled flooring, patio door. stunning family home. The property has been double glazed window to front, electric extended and loft converted to provide storage heater, ceramic tiled flooring, wall accommodation of approx 1700sqft but still mounted gas boiler serving heating system offers further potential to expand the loft and domestic hot water, door to lounge and Study / Bedroom 5 areas to create further bedrooms thus hallway creating further reception rooms on the ground floor. The property at present comprises :- Porch, kitchen, lounge hallway, bathroom, bedroom 1 sun room, inner hallway, shower room, dining room bedroom 4 and study / bedroom 5 To the first floor there are two further double bedrooms and cloakroom w.c Outside there are well stocked mature gardens to the front and rear with driveway leading to a single garage. Viewing is essential to appreciate all that is on offer.

# Porch

Ceramic tiled flooring, uPVC entrance door with double glazed side panel, hardwood rear door to garden, door to garage and kitchen:

# Kitchen

10'9" x 15'6" (3.27m x 4.73m)

Base and eye level cupboards with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with

12'10" x 15'6" (3.91m x 4.73m)

UPVC double glazed window to side, uPVC Shower Room

Radiator, door to bathroom, bedroom 1, sun Bedroom 2 room and inner hallway:

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and 
Dining Room low-level WC, full height ceramic tiling to all 9'11" x 14'11" (3.01m x 4.54m) to front, built-in storage cupboard, radiator.

## **Bedroom 1**

13'0" x 13'4" (3.96m x 4.06m)

UPVC double glazed bay window to rear overlooking rear gardens, built-in double wardrobes, double radiator, electric storage

and offers a fantastic opportunity for the electric point for cooker, uPVC double glazed single glazed glass roof, power and light

# Inner Hallway

6'3" x 11'5" (1.91m x 3.48m)

UPVC double glazed window to front,

double glazed bay window to rear Fitted with two piece suite comprising tiled overlooking rear garden, coal effect gas fire shower area with electric shower over, set in slate tiled surround and slate tiled pedestal wash hand basin and low-level WC hearth, radiator, double radiator, stairs to first full height ceramic tiling to all walls, frosted double glazed window to front, radiator, electric storage heater, ceramic tiled flooring.

13'11" x 10'4" (4.24m x 3.15m)

Aluminium double glazed window to front, radiator, electric storage heater.

walls, uPVC frosted double glazed window UPVC double glazed window to rear, radiator.

# Landing

Door to:

# Bedroom 3

10'1" x 17'7" (3.07m x 5.36m)

UPVC double glazed window to rear, fitted













bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, electric storage heater.

# Bedroom 4

10'5" x 14'5" (3.17m x 4.39m)

UPVC double glazed window to front with panoramic views of open countryside, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, electric storage heater.

# Cloakroom

Fitted with two piece suite comprising,

splashback and low-level WC.

Concrete pattern driveway with wrought iron gates to the front leading to garage. Lawned area, well stocked mature flower and shrub borders with range of ornamental apple trees Garage fencing and mature hedge to front and sides, window to rear, Up and over door. outside cold water tap.

Private multi level south facing rear gardens, paved sun patio, aluminium greenhouse, timber garden shed, enclosed by timber

pedestal wash hand basin with tiled fencing and mature hedge to rear and sides with steps down to lawned area and well stocked mature flower and shrub borders, steps continue down to a further garden area with ornamental pond and well stocked borders and beds.

and fruit bushes, brick paved pathway. Concrete pre-fabricated single garage with timber garden shed, enclosed by timber power and light connected, window to side,