

# REDMAN CASEY ESTATE AGENTS

32 Kinloch Drive, Heaton, Bolton, Lancashire, BL1 4LZ



**£325,000**

Well presented and extended 4 bedroom detached property situated in this highly popular residential location. The property offers excellent accommodation with an extensive south facing plot offering potential for further expansion to rear and side. Viewing is essential to appreciate all on offer.



Located within easy access of of Bolton town centre along with sought after local primary and secondary schools and amenities this property offers a fantastic family home with the added bonus of a large south facing garden with the potential for further expansion should the need arise. The house comprises :- Entrance hall, wc, lounge, dining area open plan to sun lounge, fitted kitchen and utility. To the first floor there are four generous bedrooms and spacious family bathroom. Outside there is an extensive block paved driveway to the front with parking for 3 cars leading to a single garage. To the rear and side is an extensive plot which is south facing and has a paved patio and large lawned area surrounded by mature trees and shrubs.



### **Entrance Hall**

Radiator, laminate flooring, stairs to first floor landing, door to:

### **WC**

UPVC frosted double glazed window to front, laminate flooring, dado rail.

### **Lounge 23'11" x 12'3" (7.30m x 3.74m)**

UPVC double glazed window to front, uPVC double glazed window to rear, coal effect gas fire with Adam style surround and marble inset and hearth, two radiators, coving to ceiling, double door to:



### **Dining Area 10'6" x 7'3" (3.19m x 2.20m)**

Radiator, laminate flooring, coving to ceiling, open plan to:

### **Sun Room**

UPVC double glazed window to rear, two uPVC double glazed windows to side, double radiator, laminate flooring, uPVC double glazed french double doors to garden, door to:



### **Kitchen 11'9" x 9'3" (3.59m x 2.82m)**

Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, eye level electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, vinyl flooring, open plan, door to:

### **Utility 10'6" x 5'10" (3.19m x 1.79m)**

Base cupboards, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, window to side, vinyl flooring, uPVC double glazed door to garden, door to:



## Garage

Brick built garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water, Up and over door.

## Landing

UPVC double glazed window to side, door to:

### Bedroom 1 14'0" x 12'3" (4.27m x 3.74m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails, shelving and overhead storage, fitted matching dressing table, vanity mirror, bedside cabinets and drawers, radiator.

### Bedroom 3 9'7" x 10'1" (2.92m x 3.07m)

UPVC double glazed window to rear, radiator.

### Bedroom 2 12'0" x 9'4" (3.66m x 2.84m)

UPVC double glazed window to rear, uPVC double glazed window to front, radiator.

### Bedroom 4 7'10" x 7'3" (2.40m x 2.20m)

UPVC double glazed window to front, radiator.

## Bathroom

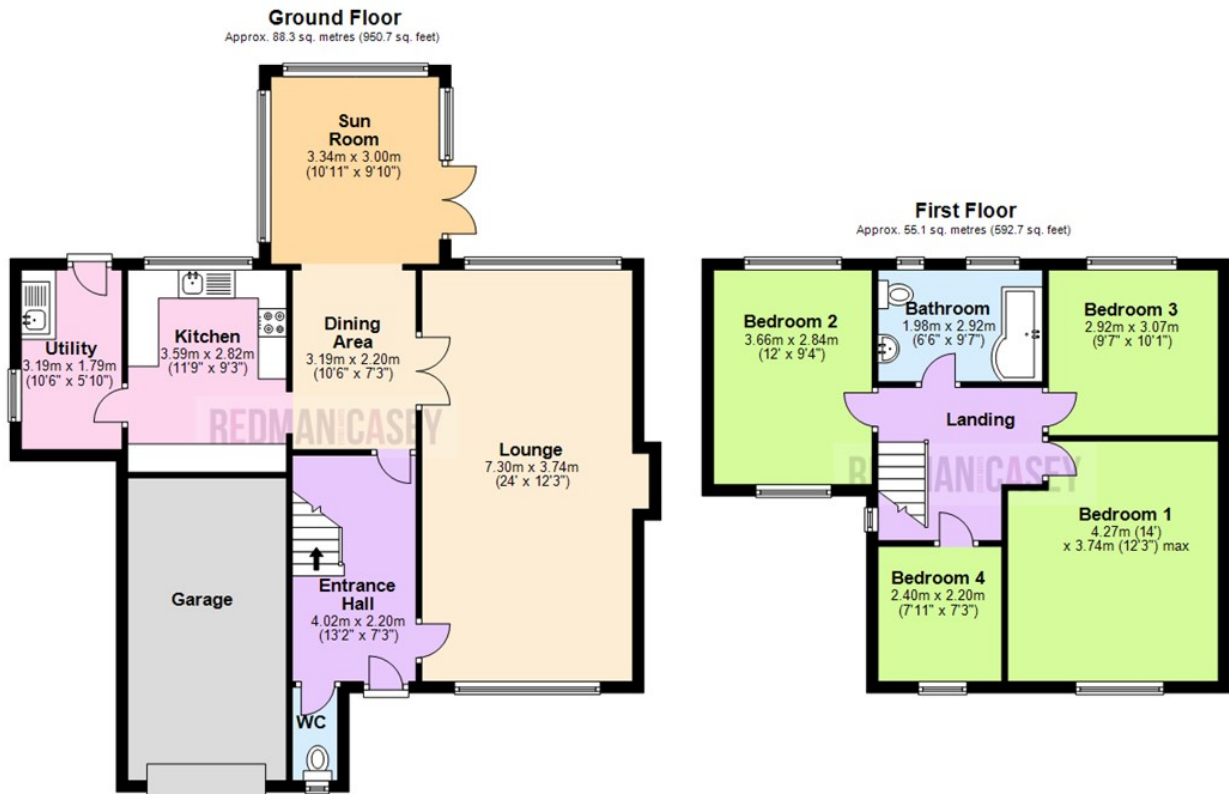
Fitted with three piece white suite comprising P shaped panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, two uPVC frosted double glazed windows to rear, ceramic tiled flooring.

## Outside

Front, block paved driveway to the front leading to garage and with car parking space for two three cars with mature flower and shrub borders, enclosed by timber fencing to side.

Private side and rear gardens, enclosed by timber fencing to rear and sides, gated access, large paved sun patio with lawned area and mature flower and shrub borders, mature flower and shrub borders, timber garden shed.





Total area: approx. 143.4 sq. metres (1543.4 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

