

REDMAN CASEY ESTATE AGENTS

44 Chorley New Road, Lostock, Bolton, Lancashire, BL6 4AL



£280,000

Reduced A detached bungalow with converted loft space providing 3 bedrooms, 3 reception room, kitchen, bathroom, off road parking for several cars, exceptional rear plot not overlooked and offered with no onward chain, gas centrally heated & double glazed windows, early viewing an absolute must.

- 3 Bedrooms
- No Chain
- Versatile Living Accommodation
- 3 Reception Rooms
- Exceptional Rear Plot
- Off Road Parking



*****Reduced***** Positioned on Chorley New Road, Lostock a much sought after location this detached bungalow offered with no onward chain with flexible living accommodation comprising porch, hall, lounge, sitting room, dining room, kitchen, bathroom and the master bedroom, the loft has been converted and provides another two bedrooms. The property rests on an exceptional plot with off road parking to the front enough for several cars and garden and patio areas to the rear which are private and not directly overlooked. The property is located within easy reach to local amenities such as the village centre of Horwich & Middlebrook retail with an eclectic mix of local shops and businesses, cafes restaurants, supermarkets and modern retail. Transport & commuting links are to hand with local train stations, bus routes and motorways to hand. For families there are primary and secondary schools and nurseries within proximity and for the ramblers and dog walkers there is Rivington Pike, Rivington Barn and Winter Hill to choose from. This is a dynamic and versatile home with internal and external inspection highly recommended.

Porch

Entrance porch with door to hall and door to storage cupboard, windows to two sides.

Hall

Spacious hall with doors leading to further accommodation, wooden flooring, power points.

Lounge 11'7" x 12'9" (3.52m x 3.88m)

Accessed from the hall with double glazed bay window to front elevation, window to side aspect, power points, wall mounted radiator, feature fireplace with marble effect back panel and hearth with ornate surround.

Bedroom 1 18'2" x 8'9" (5.54m x 2.66m)

Accessed from the hall with double glazed bay window to front elevation, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bathroom

Three piece suite with shower cubicle, corner bath, pedestal mounted vanity wash basin, frosted window, chequered style flooring, partial panelled elevations.

WC

Situated next to the bathroom accessed off the hall with door leading to low level W.C. and separate vanity wash basin.

Dining Room 10'2" x 15'1" (3.11m x 4.61m)

Spacious dining room with double glazed window to rear, ample space for dining, doorway to sitting room, door to kitchen, wall mounted radiator, power points.



Sitting Room 11'9" x 10'8" (3.58m x 3.25m)

Accessed from the dining room to sitting room/reception room with bay window to the rear with a lovely view of the rear garden, power points, wall mounted radiator.

Kitchen 12'4" x 9'1" (3.75m x 2.76m)

Accessed from the dining room to the kitchen with a range of wall and base units with contrasting work surfaces, power points, plumbed for washing facilities, inset sink, space for cooker, space for dishwasher, plumbed for washing facilities, door to rear, window to rear.

Landing

Stairs rise to upper level, storage cupboard, doors to the two bedrooms.

Bedroom 2 12'10" x 14'10" (3.92m x 4.53m)

Accessed off the landing to bedroom two with power points, Velux style window, power points.

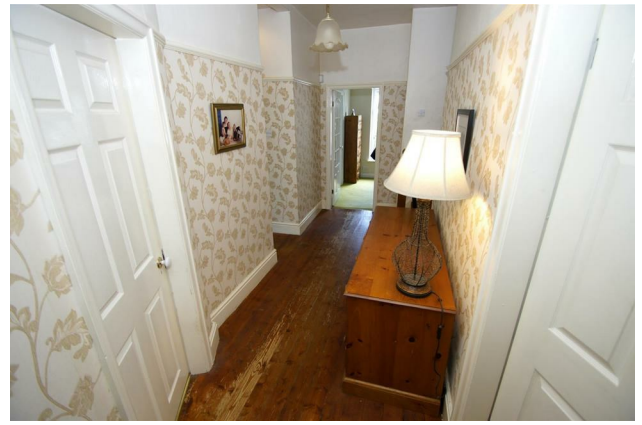
Bedroom 3 9'3" x 20'5" (2.83m x 6.22m)

Accessed off the landing to bedroom three with velux style window in ceiling, power points, wall mounted radiator.

Outside

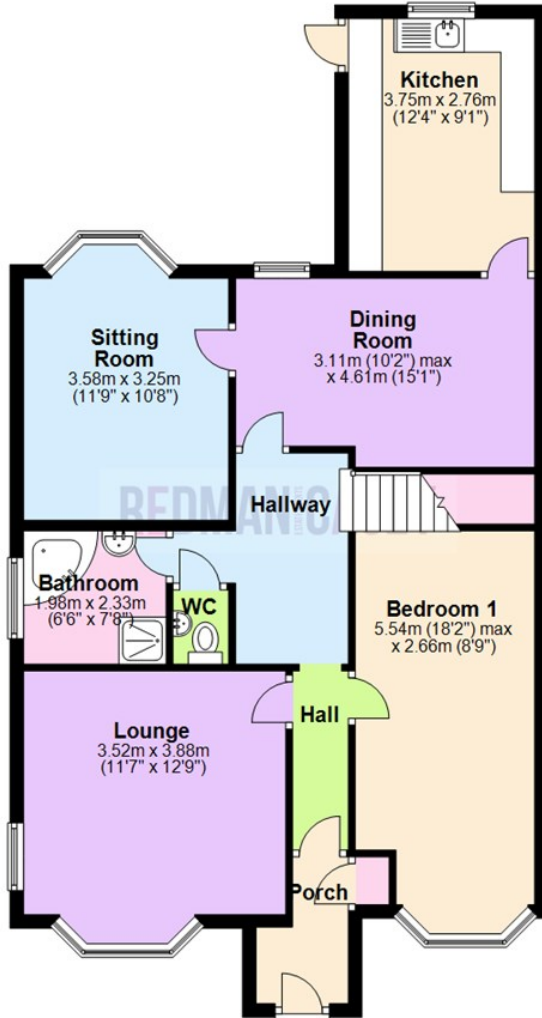
To the front a driveway leading to an attached single garage with access points to the front and rear providing storage or potential off road parking. A lawned garden to front aspect with seasonal plants and foliage.

To the rear a stone flagged patio leading down to a lawned garden with surrounding seasonal plants flowers and foliage with ornamental pond, open views and space for a greenhouse at the bottom of the garden, overall an exceptional plot.



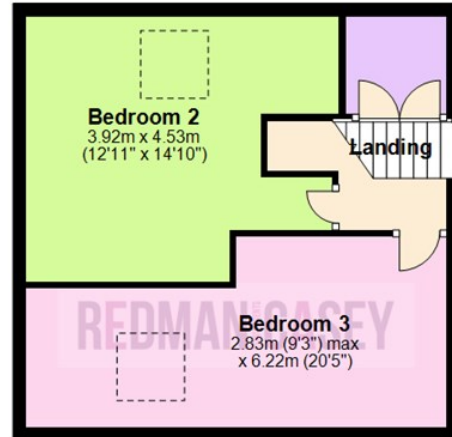
Ground Floor

Approx. 83.8 sq. metres (901.5 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Total area: approx. 121.6 sq. metres (1309.0 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

