REDMAN CASEY ESTATE AGENTS

209 Tempest Road, Lostock, Bolton, BL6 4ES

Offers Over £265,000

This deceptively spacious home is ideally located in the very popular residential location, close to great road and rail links making commute to Manchester easy. Benefitting from large kitchen diner, En-Suite and Juliet balcony to master bedroom, Fully double glazed, gas central heating, downstairs WC, and garden room to rear. Viewing essential to appreciate the quiet location, condition, space and all this charming home has to offer.

- Extended Semi Detached Cottage
- 3 Bedroom
- No Onward Chain
- Council Tax Band C
- Garden Room
- Spacious Open Plan Kitchen Diner
- En-Suite To Master
- Solar Panels With Lifetime Guarantee
- EPC Rating C

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

Charming three bedroom semi detached cottage in a superb and quiet residential location of Lostock. This popular location is close to all local amenities and has great road and rail links making commute to Manchester easy. This home comprises:- Entrance porch, lounge, kitchen diner, WC, To the first floor there are three bedrooms a family bathroom and a En-Suite to master. To the outside there is a rear enclosed garden with timber garden room and laid to artificial lawn. Deceptively spacious this home benefits from double glazing, gas central heating, patio seating area, downstairs WC, Juliet balcony to master. Viewing is essential to appreciate the space, condition, location of this charming home has to offer.

Inner Porch 3'4" x 3'0" (1.02m x 0.91m)
UPVC glazed entrance door to front,:

Lounge 17'0" x 14'10" (5.17m x 4.52m)
UPVC double glazed window to front, coal effect gas open fire with set in and feature wooden surround, double radiator,

WC 2'7" x 11'6" (0.79m x 3.51m)
Two piece suite comprising, vanity wash hand basin in vanity unit with cupboard under, mixer tap and ceramic tiled splashback and low-level WC, radiator, ceramic tiled flooring, stairs.

Kitchen/Dining Room 17'2" x 14'10" (5.23m x 4.52m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in integrated fridge/freezer and dishwasher, plumbing for automatic washing machine, built-in range with extractor hood over, two uPVC double glazed windows to rear, double radiator, ceramic tiled flooring, uPVC double glazed sliding patio door to rear,:

Garden Room 12'3" x 15'8" (3.73m x 4.77m)
Two hardwood frosted double glazed windows to front, hardwood double glazed entrance double door to front.

Bedroom 1 11'7" x 14'7" (3.53m x 4.44m)
Radiator, uPVC double glazed sliding door to rear, :

Juliet Balcony 1'2" x 14'7" (0.36m x 4.44m)

En-suite 5'1" x 6'3" (1.55m x 1.90m)
Three piece suite with comprising, vanity wash hand basin in vanity unit with storage under, mixer tap and ceramic and half height tiling, tiled shower enclosure with glass screen and low-level WC, heated towel rail.

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Bedroom 2 13'3" x 8'0" (4.05m x 2.45m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

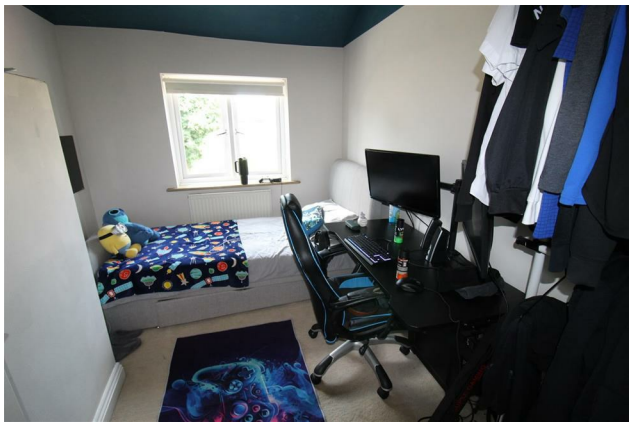
Bedroom 3 10'4" x 8'0" (3.14m x 2.44m)
UPVC double glazed window to front, radiator, :

Bathroom 5'10" x 6'3" (1.78m x 1.90m)
Heated towel rail, low level bath with shower over, glass screen, wash hand basin.

Landing 17'9" x 8'0" (5.41m x 2.44m)

Storage cupboard.

Outside Rear
Private enclosed rear garden with patio and artificial lawn. Large timber garden room with power.



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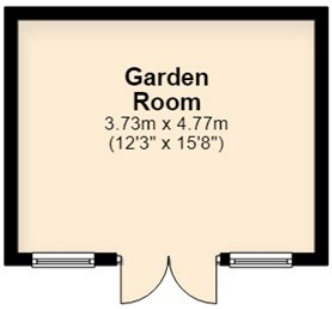
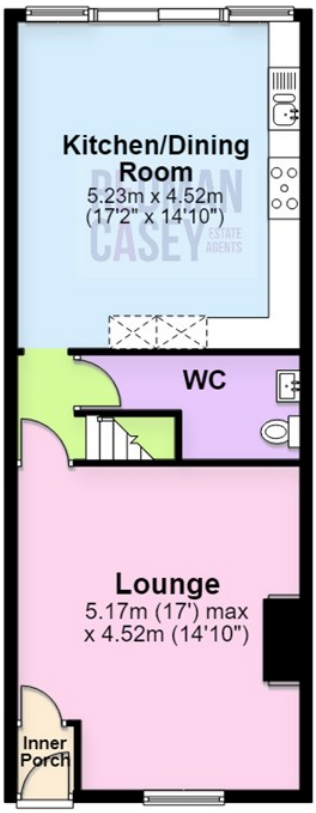
Ground Floor

Approx. 73.3 sq. metres (788.6 sq. feet)



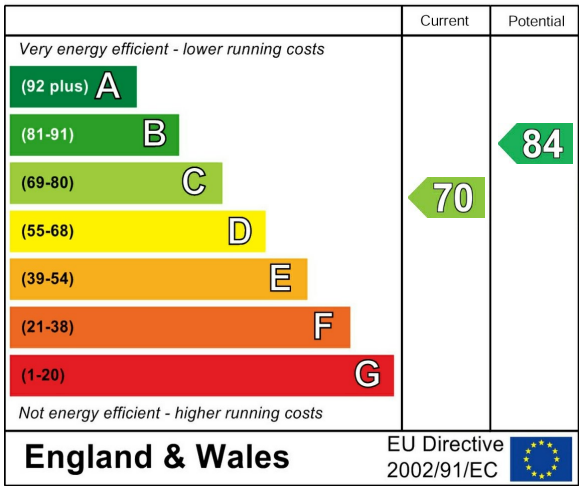


First Floor

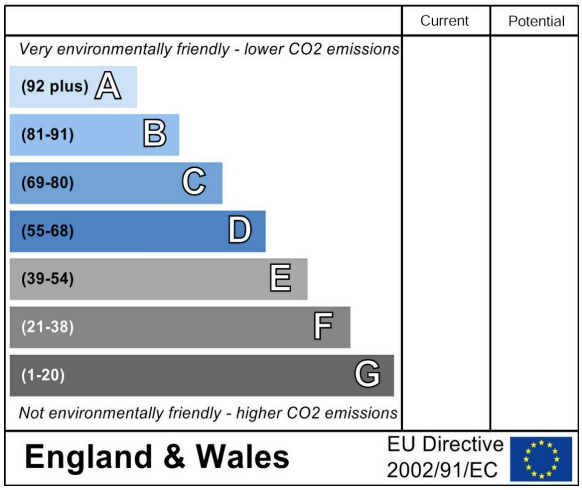
Approx. 54.5 sq. metres (586.3 sq. feet)
(excluding Juliet Balcony)

Total area: approx. 127.7 sq. metres (1374.9 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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