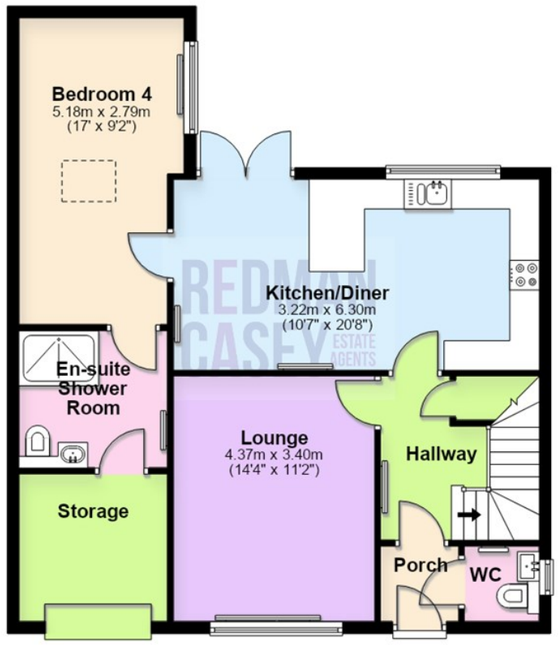
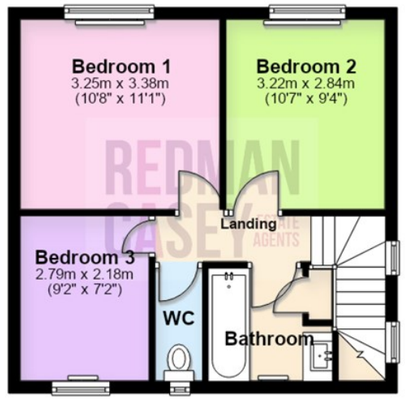
Ground Floor

Approx. 74.4 sq. metres (800.3 sq. feet)

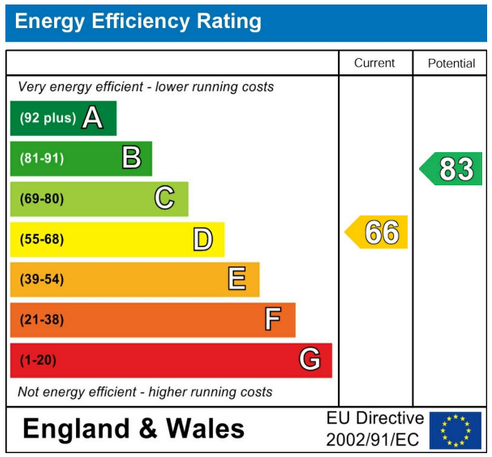


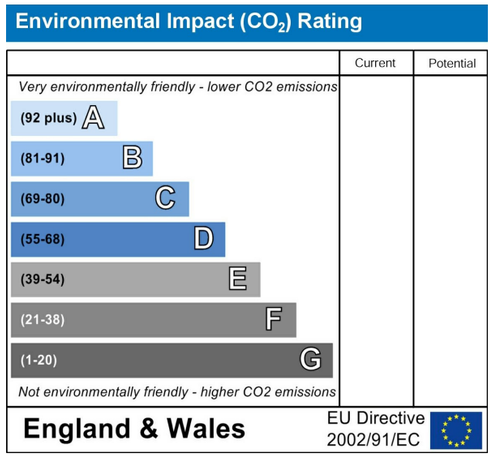
First Floor

Approx. 38.3 sq. metres (412.8 sq. feet)



Total area: approx. 112.7 sq. metres (1213.1 sq. feet)





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS



1 Medway Drive, Horwich, Bolton, BL6 6BZ

Extended 4 bedroom detached property situated on the ever popular Stocks Park development in Horwich. The property has been extended and improved to provide flexible accommodation with either 4 bedrooms and 1 reception or 3 bedrooms and 2 reception plus 2 bathrooms and a fantastic dining kitchen. Sold with no chain and vacant possession viewing is highly recommended to appreciate the quality and space on offer.

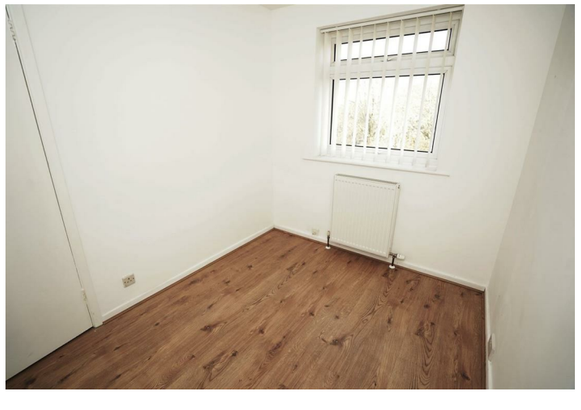
Offers In The Region Of £380,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk







Set in the Stocks Park estate this extended 4 bedroom detached property has been extended and improved by the current owner to provide a fantastic family home with flexible accommodation allowing for multi generational living. The property benefits from gas central heating and double glazing throughout and comprises : Porch, hallway, cloakroom w.c. Spacious lounge, fantastic dining kitchen with modern dark grey gloss units, bedroom 4 / second reception and en-suite shower room. To the first floor there are three further bedrooms and bathroom with separate w.c. Outside there is a open plan front garden with extensive block paved driveway and storage garage. to the rea is a private garden with bloc paved patio and lawned gardens with side gated access. Ideally located for access to local amenities shops and sought after local schools along with Rivington countryside for walking and cycling, Viewing is essential to appreciate all that is on offer.

Porch
4'2" x 4'4" (1.28m x 1.32m)
Quarry tiled flooring, Composite double glazed entrance door, door to:

WC
4'2" x 4'2" (1.28m x 1.26m)
UPVC frosted double glazed window to side, fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with drawers and mixer tap and WC with hidden cistern, extractor fan, half height ceramic tiling to all walls, radiator, vinyl flooring.

Hallway
9'1" x 8'10" (2.77m x 2.68m)
Built-in under-stairs storage cupboard, double radiator, laminate flooring, stairs, door to:

Lounge
14'4" x 11'2" (4.37m x 3.40m)
UPVC double glazed window to front, double radiator, laminate flooring, ceiling with recessed low-voltage ceiling spotlights.

Kitchen/Diner
10'7" x 20'8" (3.22m x 6.30m)
Fitted with a matching range of dark grey base and eye level units with drawers, complementary dark grey quartz worktops with matching breakfast bar, 1+1/2 bowl under counter stainless steel sink unit with swan neck mixer tap and quartz splash backs, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted double oven, four ring hob with extractor hood over integrated recycling bins, uPVC double glazed window to rear, two double radiators, laminate flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden, door to:

Bedroom 4 / Reception 2
17'0" x 9'2" (5.18m x 2.79m)
UPVC double glazed window to side, double glazed velux skylight to side, double radiator, laminate flooring, sloping ceiling with recessed spotlights, door to:

En-suite Shower Room
Fitted with three piece modern white suite with comprising, wet wall panelled double shower enclosure with glass screen, inset wash hand basin in vanity unit with drawers and mixer tap and WC with hidden cistern, half height ceramic tiling to two walls, extractor fan, wall mounted, mirrored cabinet, double radiator, laminate flooring, ceiling with recessed spotlights, door to:

Storage
Up and over door.

Landing
9'2" x 2'7" (2.79m x 0.80m)
Two uPVC frosted double glazed windows to side, door to:

Bedroom 1
10'8" x 11'1" (3.25m x 3.38m)
UPVC double glazed window to rear, radiator, laminate flooring.

Bedroom 2
10'7" x 9'4" (3.22m x 2.84m)
UPVC double glazed window to rear, radiator.




Bedroom 3
9'2" x 7'2" (2.79m x 2.18m)
UPVC double glazed window to front, radiator, door to:

WC
6'3" x 2'7" (1.91m x 0.80m)
UPVC frosted double glazed window to front, half height to all walls and fitted with modern white suite comprising, low-level WC and half height wet wall panelling to all walls, half height to all walls and fitted with modern white suite comprising, low-level WC and half height to all walls, laminate flooring, door to:

Bathroom
Fitted with two piece modern white suite with comprising, deep panelled bath with shower over and inset wash hand basin vanity unit with cupboards under and mixer tap, full height wet wall panellingto all walls, built-in boiler cupboard with housing and wall mounted gas combination boiler serving heating system and domestic hot water, radiator, laminate flooring, door.

Outside
Open plan front garden, extensive block paved driveway to the front and side with car parking space for two cars with lawned area and brick paved pathway leading to front entrance door, gated side access. Private rear garden, enclosed by timber fencing to rear and sides, large block paved sun patio with lawned area, side gated access.

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