35 Lostock Junction Lane

Lostock, Bolton, BL6 4JW

Offers Over £700,000

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Sapphire Homes are delighted to offer For Sale this wonderful family home offering versatile living with the property split over three levels and is positioned on a considerable established plot on the highly desirable Lostock Junction Lane which is within walking distance of Lostock Train Station, Lostock Primary school and within easy reach of Middlebrook Retail Park and the transport and motorway links. The property is also situated close to Bolton School with good local bus routes and direct access to Bolton Town centre. In brief the accommodation is deceptively spacious throughout and briefly comprises of a large welcoming hallway, lounge with large windows overlooking rear garden, sitting room / cinema room, W,C and there is a large contemporary modern fitted dining kitchen with doors leading to the side elevation. To the lower ground floor the landing provides access to a utility room, a double integral garage and a large bedroom or additional reception room but does have the possibility of being turned into a master suite given its square footage. To the first floor the landing provides access to three large double bedrooms which all boast fitted wardrobes, the master with walk in wardrobes and ensuite and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts UPVC double glazing throughout, a modern tasteful décor as well as security alarm and cameras. Externally, to the front elevation there is a large driveway with ample parking and established borders which also has approved planning for a new frontage and electric gates. To the rear, the property boasts a large private sunny aspect with established lawn, mature trees, garden summer house and shed offering useful storage. To the side elevation there is also a large seating area which is perfect for BBQ's and entertaining friends and family. Early internal viewing is a must to appreciate in full

RAISED GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Cinema Room

Kitchen / Diner

W.C.

LOWER GROUND FLOOR

Bedroom 4

Utility Room

Integral Double Garage

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Office / Study Area / Storage Space

Family Bathroom

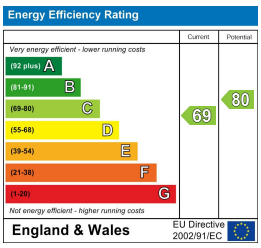
EXTERNAL

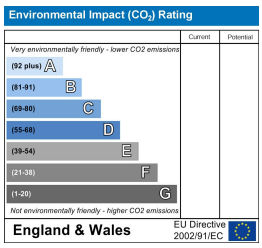
Rear Garden

Area Map

Floor Plans

Energy Efficiency Graph





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The Property Ombudsman

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