



51 Rockwell Road, Lostock, Bolton, BL6 4NT
£344,995

The Property Perspective

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PROPERTY
PERSPECTIVE

Situated within the highly desirable area of Lostock, this modern home enjoys excellent access to a wide range of amenities including supermarkets, cafés, restaurants and leisure facilities. Families are well served by highly regarded local schools such as Lostock Primary School and nearby secondary schooling options. Commuters benefit from superb transport links with easy access to the M61 motorway network and nearby Horwich Parkway Railway Station, providing convenient routes into Manchester and beyond. The area also offers an abundance of green spaces and countryside walks, with Rivington Pike and surrounding beauty spots just a short distance away, making this an ideal location for both families and professionals.

Built in 2023 by Bellway, this beautifully presented detached home, known as "The Baxter", offers stylish and versatile accommodation across two floors. The ground floor comprises a welcoming entrance hallway leading into a cosy living room complete with feature wood panelling and electric fire, while the impressive open-plan kitchen/diner spans the rear of the property and is fitted with integrated appliances, useful under-stairs storage and double doors opening directly onto the garden. A further reception room currently used as a bedroom offers flexibility as a home office, playroom or additional sitting room, alongside a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with en suite shower room, in addition to a modern family bathroom with over-bath shower. Externally, the property benefits from a private rear garden with patio and lawn areas, side gated access and timber fencing, while to the front a driveway and lawn complete this impressive contemporary home.

Front

Driveway, lawn.

GROUND FLOOR

Living room 12'9" x 11'9" (3.9m x 3.6m)

Carpet, painted and wood feature walls, electric fire, window to front.

Kitchen/diner 20'0" x 9'10" (6.1m x 3m)

Wall mounted and base units, integrated oven, gas hob, extractor, fridge/freezer, dishwasher, washing machine, LVT flooring, painted and wood feature walls, storage under stairs, double doors to garden, window to rear

Bedroom/reception 12'9" x 7'6" (3.9m x 2.3m)

Carpet, painted walls, window to front, storage under stairs.

WC 5'10" x 3'3" (1.8m x 1m)

Toilet, sink, radiator, tiled floor, tiled and painted walls.

FIRST FLOOR

Bedroom 14'5" x 9'10" (4.4m x 3m)

Rear facing, window to rear, carpet, radiator, painted walls.

En suite 9'10" x 5'2" (3m x 1.6m)

Toilet, shower, sink, window to rear, tiled floor, painted and tiled walls, radiator.

Bedroom 11'1" x 9'10" (3.4m x 3m)

Front facing, window to front, carpet, painted walls, radiator.

Bedroom 10'2" x 6'2" (3.1m x 1.9m)

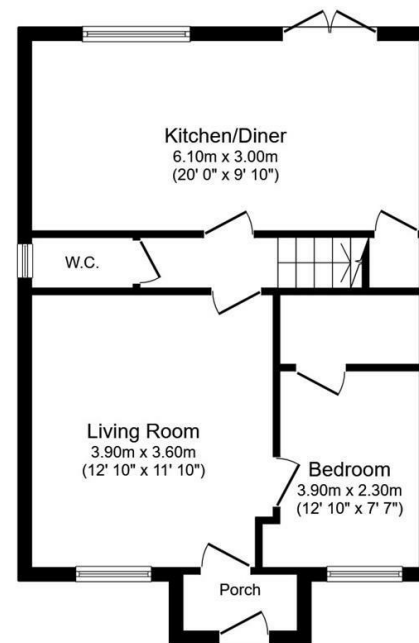
Front facing, carpet, painted walls, radiator.

Bathroom 6'6" x 5'10" (2m x 1.8m)

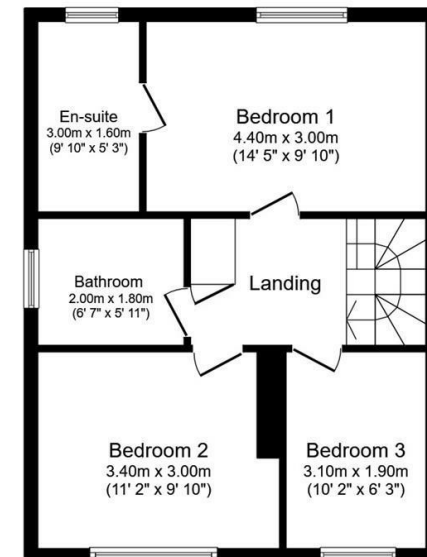
Three piece suite with over bath shower, tiled floor, tiled and painted walls, window to side, radiator.

Rear Garden

Patio, lawn, wood fence borders, side gate access.



Ground Floor



First Floor

Total floor area: 103.1 sq.m. (1,109 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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