



7 Melbury Drive, Lostock, Bolton, BL6 4NL
Offers in excess of £300,000

The Property Perspective

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PROPERTY
PERSPECTIVE

Located in the highly regarded area of Lostock, close to Horwich, 7 Melbury Drive enjoys a quiet cul-de-sac setting within one of Bolton's most sought-after residential locations. The area is particularly popular with families thanks to its excellent schools, strong community feel and convenient amenities. A wide range of shops, cafés and restaurants can be found nearby at Middlebrook Retail & Leisure Park, while commuters benefit from easy access to the M61 motorway network and rail services from Horwich Parkway Railway Station providing routes towards Manchester and Preston. Outdoor enthusiasts are also well catered for, with beautiful countryside and walking routes nearby including Rivington Pike and the surrounding West Pennine Moors.

The property itself is a three-bedroom link-detached home occupying a pleasant position within the cul-de-sac and offering well-proportioned accommodation throughout. While presented in good overall condition, the property would benefit from some basic updating in places, providing an excellent opportunity for buyers to personalise the space to their own taste. The ground floor comprises an open living and dining room, a fitted kitchen and a convenient WC. To the first floor are three bedrooms along with the family bathroom. Externally, the rear garden is arranged with patio and lawn areas and benefits from a rear door providing access to the garage. To the front, a driveway leads to the garage and provides off-road parking.

Front

Driveway for two, lawn, garage, side access.

GROUND FLOOR

Living/Dining Room 23'11" x 16'4" (7.3m x 5m)

Dual aspect, carpet, painted walls, gas fire, radiator x 2, window to front, sliding doors to rear, door to kitchen, stairs to first floor, under stair storage cupboard.

Kitchen 10'2" x 7'2" (3.1m x 2.2m)

Lino flooring, wall mounted and base units, painted and tiled walls, integrated double oven, gas hob, extractor, space for fridge/freezer and washing machine.

Cloaks/WC 6'10" x 2'7" (2.1m x 0.8m)

Tiled floor, painted and tiled walls, window to front, radiator, toilet, sink.

FIRST FLOOR

Bedroom 12'1" x 9'6" (3.7m x 2.9m)

Front facing, window to front, fitted wardrobes, carpet, painted walls.

Bedroom 9'6" x 9'2" (2.9m x 2.8m)

Rear facing, window to rear, carpet, radiator, painted walls, integrated storage cupboard.

Bedroom 9'2" x 6'2" (2.8m x 1.9m)

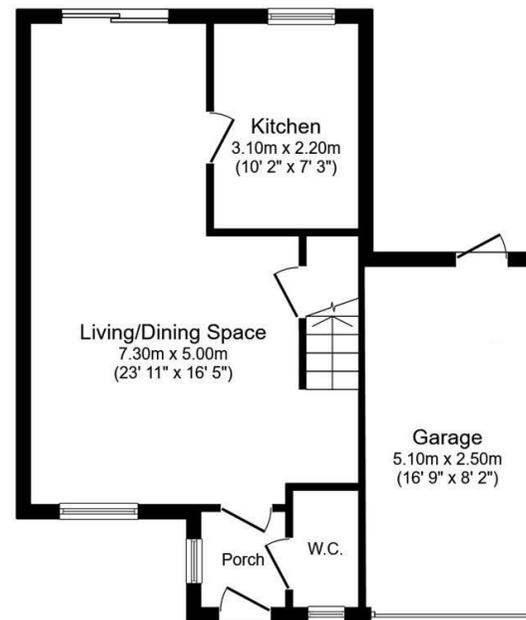
Front facing, window to front, carpet, fitted wardrobes, radiator.

Bathroom 6'2" x 5'2" (1.9m x 1.6m)

Three piece suite with over bath shower, tiled walls, lino flooring, radiator, window to rear.

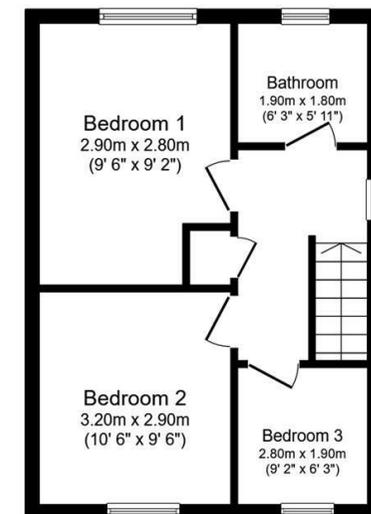
Rear Garden

Lawn and patio, tree and wood fence borders, side gate access, door to garage, shed.



Ground Floor

Floor area 53.0 sq.m. (570 sq.ft.)



First Floor

Floor area 35.9 sq.m. (387 sq.ft.)

Total floor area: 88.9 sq.m. (957 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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