



**11 Coachfield Drive, Lostock, Bolton, BL6 4PW**  
**£299,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

Situated in the highly sought-after area of Lostock, this property on Coachfield Drive enjoys a prime position within a modern residential development. Lostock is well regarded for its excellent amenities, including nearby retail parks, supermarkets and leisure facilities, while families benefit from reputable schools such as Lostock Primary School and nearby secondary options. Commuters are ideally placed with Horwich Parkway Railway Station close by, offering direct links to Manchester and beyond, as well as easy access to the M61 motorway. The area is also surrounded by attractive green spaces including Middlebrook Valley Trail and Rivington countryside, providing excellent opportunities for outdoor activities.

This beautifully presented three-bedroom detached home, built in 2024, offers modern and stylish accommodation throughout. The ground floor comprises a bright and spacious living room with dual aspect windows, alongside a contemporary kitchen/diner fitted with integrated appliances and double doors opening onto the landscaped garden. A separate utility room adds practicality, while a convenient cloaks/WC completes the ground floor. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite shower room, alongside a modern family bathroom. Externally, the property benefits from a thoughtfully landscaped garden to the side, featuring artificial lawn, decking and raised planters, creating a low-maintenance yet attractive outdoor space. To the front, a driveway provides parking for two vehicles and includes an EV charging point, completing this excellent home finished to a high standard.

### Front

Driveway for two vehicles and EV point.

### GROUND FLOOR

#### Living Room 16'4" x 9'10" (5m x 3m)

Carpet, window to side and front, two radiators, painted walls.

#### Kitchen/Diner 16'4" x 8'10" (5m x 2.7m)

Vinyl flooring, window to front, double door to garden, integrated fridge/freezer, dishwasher, gas hob, extractor, access to utility room.

#### Utility Room 6'2" x 3'11" (1.9m x 1.2m)

Window to rear, sink, plumbing for washing machine, combi boiler, access to storage under stairs.

### Cloaks/WC

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

### FIRST FLOOR

#### Bedroom 13'1" x 8'10" (4m x 2.7m)

Side facing. Carpet, window, painted walls, radiator, access to en suite.

#### En Suite 8'10" x 4'7" (2.7m x 1.4m)

Walk in shower, toilet, sink, tiled floor, tiled and painted walls, radiator, mounted mirror, window.

#### Bedroom 9'10" x 8'10" (3m x 2.7m)

Front facing, carpet, radiator, window.

#### Bedroom 9'10" x 8'2" (3m x 2.5m)

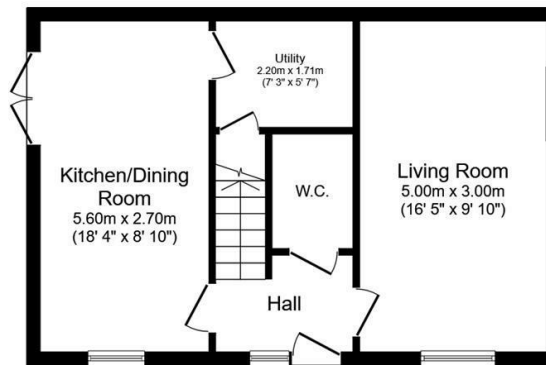
Side facing, fitted storage, window to side, painted walls, carpet, radiator.

#### Bathroom 7'2" x 6'2" (2.2m x 1.9m)

Three piece suite, tiled floor, tiled and painted walls, window to front, radiator.

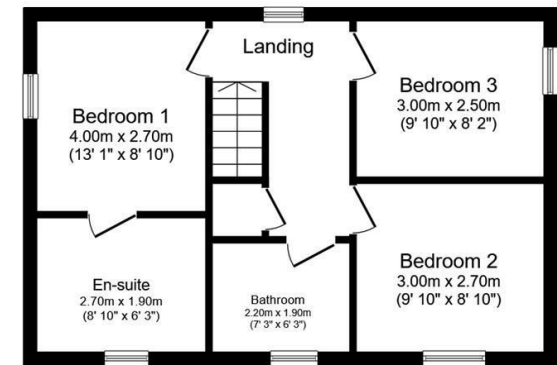
### Rear Garden

Landscaped and laid to stones, artificial lawn and decking. Wood fence borders, raised planters, gate to front and rear of property.



Ground Floor

Floor area 42.9 sq.m. (462 sq.ft.)



First Floor

Floor area 42.9 sq.m. (462 sq.ft.)

Total floor area: 85.9 sq.m. (924 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](http://www.PropertyBox.io)

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