

13 Sudbury Drive, Lostock, Bolton, Lancashire, BL6 4PP



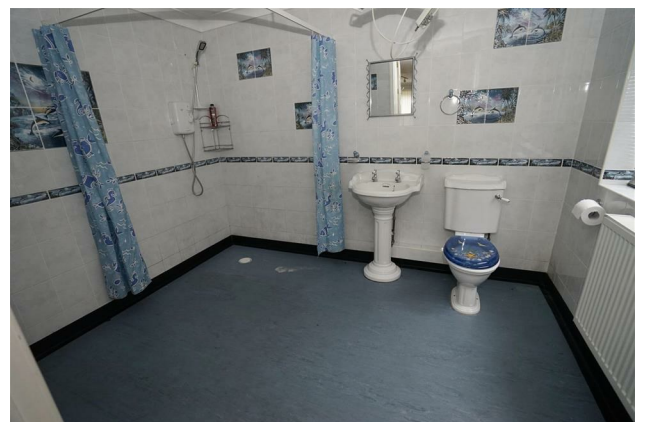
£1,500


Large Four Bedrooms detached bungalow with three reception rooms, fitted kitchen with separate utility room, conservatory. Modern Four-Piece Family Bathroom - two en-suite shower rooms. Detached double garage, spacious side and rear garden. Viewing advised working professionals only Deposit £1730



We are delighted to offer for let this superb four bedroomed detached bungalow; an ideal family home. Located in Lostock, the property is within easy reach of local schools, amenities, railway links, and excellent road and motorway links to Bolton and Manchester. The accommodation is well-presented throughout and comprises an entrance hallway, a spacious living room leading into the dining room, a large fitted kitchen with separate utility room, and a conservatory. The property also benefits from a study/bedroom 5, sensory stimulation room, a modern four-piece family bathroom, and four generous bedrooms, two of which feature en suite shower rooms. Outside offers a large side and rear garden with patio and lawned area backing onto Bessy Brook, a double driveway to the front and a double garage. Viewing is essential to appreciate. Working professionals only Deposit £1730





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	