

8 Wimborne Close, Lostock, Bolton, Lancashire, BL6 4NG



## Offers In The Region Of £375,000

Deceptively spacious 4 bedroom detached property set in a quiet cul de sac offering excellent family accommodation. The property is ideally located for popular local schools, Middlebrook retail park and transport links for both road and rail. Benefitting from 2 reception plus a large conservatory, fitted kitchen, 4 generous bedrooms family bathroom and downstairs wc. Not overlooked to the rear the property also offers potential to expand should the need arise, viewing is essential to appreciate all that is on offer.

- Superb 4 Bedroom Detached
- Large Conservatory
- Ideally Located
- EPC Rating E
- Two Receptions
- Extension Potential
- Viewing essential



Set on this popular residential estate ideally located for access to motorway and rail lines along with popular schools makes this an ideal family house, the property offers excellent accommodation with the potential to extend should the need arise and currently comprises :- Porch, entrance hall, wc. Lounge, dining room fitted kitchen and large conservatory. To the first floor there are 4 generous bedrooms and family bathroom fitted with a modern white three piece suite. Outside there are open plan gardens to the front with a double width driveway leading to a single attached garage. to the rear is a large paved sun patio and elevated lawned area with well stocked borders. Viewing is essential to appreciate all that is on offer.

### **Porch**

Window to side, double glazed windows, window to front, ceramic tiled flooring, uPVC double glazed entrance door, door to:

### **Entrance Hall**

Built-in under-stairs storage cupboard, carpeted stairs to first floor landing, door to:

### **WC**

UPVC frosted double glazed window to side.

### **Lounge 15'5" x 13'3" (4.69m x 4.04m)**

UPVC double glazed bow window to front, living flame effect gas fire with feature timber surround and marble effect inset and hearth, double radiator, laminate flooring, two wall lights, door to:

### **Dining Room 12'2" x 10'10" (3.70m x 3.29m)**

Radiator, laminate flooring, double door to Conservatory, door to:

### **Kitchen 12'2" x 9'3" (3.70m x 2.82m)**

Fitted with a matching range of base and eye level units with cornice trims and complementary worktop space, 1+1/2 bowl composite sink unit with stainless steel swan neck mixer tap and tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in range with extractor hood over, uPVC double glazed window to rear, radiator, uPVC double glazed door to garden, door to:

### **Conservatory**

Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, two windows to side, window to rear, ceramic tiled flooring, uPVC double french doors to garden, door to:

### **Garage 16'8" x 8'1" (5.07m x 2.47m)**

Attached brick built single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water plumbing for washing machine space for tumble dryer, Up and over door, door.

### **Landing**

UPVC frosted double glazed window to side, Storage cupboard, door to:

### **Bedroom 1 13'2" x 10'9" (4.01m x 3.28m)**

UPVC double glazed window to front, built-in double wardrobe(s), radiator, double door, door to:

### **Bedroom 2 12'4" x 10'6" (3.75m x 3.20m)**

UPVC double glazed window to rear, built-in double wardrobe(s), radiator, double door, door to:

### **Bedroom 3 7'4" x 9'9" (2.23m x 2.97m)**

UPVC double glazed window to rear, built-in double wardrobe(s), radiator, double door, door to:

### **Bedroom 4 10'5" x 9'5" (3.17m x 2.86m)**

UPVC double glazed window to front, radiator.



**Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, ceramic tiled flooring.

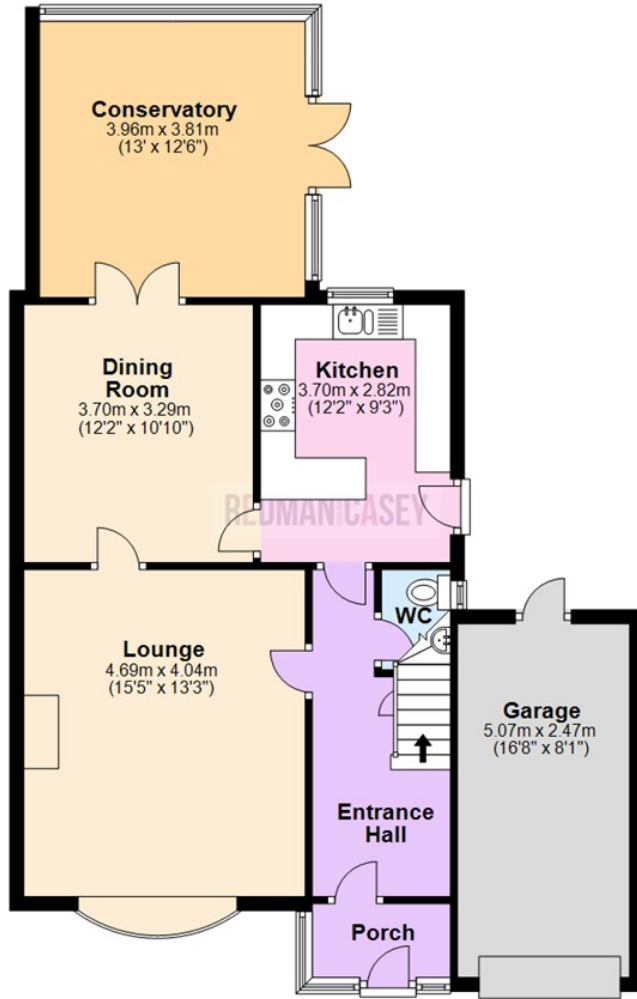
**Outside**

Open plan front garden, double width paved driveway to the front leading to garage with lawned area and flower and shrub borders. Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, paved pathway leading to side gate.



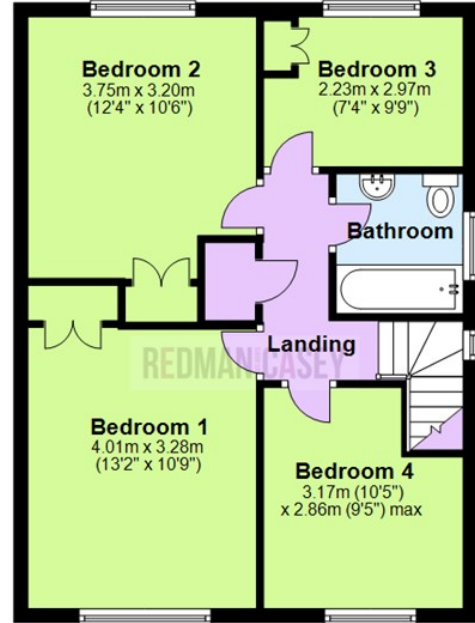
### Ground Floor

Approx. 75.9 sq. metres (817.3 sq. feet)



### First Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



Total area: approx. 129.2 sq. metres (1391.1 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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