

11 Braybrook Drive, Lostock, Bolton, Lancashire, BL1 5XA



## Offers In The Region Of £460,000

\*\*\*REDUCED\*\*\*NO ONWARD CHAIN\*\*\* Situated on this highly popular residential estate, offering excellent size and fantastic commutability with road and rail stations with easy access, along with sought after primary and Bolton school and Clevelands Prep school. The property offers generous accommodation throughout with potential for expansion to the front rear and over the garage subject to planning. Sold with no onward chain if necessary means that an easy transaction is available. briefly comprising three receptions, four double bedrooms with en suite to master and family bathroom, double integral garage and generous gardens to front and south facing rear. Viewing is highly recommended.

- NO ONWARD CHAIN
- 4 Double Bedroom
- En Suite and Family Bathroom
- Scope for Expansion
- Ideally Located for Schools
- 3 Reception Rooms
- Generous Gardens
- EPC Rating TBC



**\*\*\*REDUCED\*\*\*NO ONWARD CHAIN\*\*\*** Executive detached property situated in this highly popular area of Lostock offering excellent accommodation for a growing family with potential to extend and remodel the property to suit. The property currently comprises :- Entrance hall, cloakroom wc, dining room open plan to a split level generous sized lounge, fitted kitchen with a snug off. To the first floor there are four generous double bedrooms with en suite shower room to the master and family bathroom fitted with a four piece suite. Outside there is extensive driveway parking for 4 cars to the front with a large lawn and mature ornamental fruit trees and rose bushes. To the rear is a south facing private garden with lawn and patio, decking and bbq area, mature flower and shrub borders and stunning palm tree and ferns. The property also offers excellent access to sought after local schools with Lostock primary on the doorstep, Bolton school and Clevelands prep school a short distance away and for the commuter, Lostock train station and access to the M61 are both within easy reach. Viewing is highly recommended to appreciate all that is on offer.

### **Entrance Hall**

Built-in storage cupboard, laminate flooring, coving to ceiling, stairs, uPVC entrance doors with matching glazed panels, door to:

### **WC**

UPVC frosted double glazed window to front, fitted with two piece white suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, door to:

### **Dining Area 12'0" x 10'8" (3.67m x 3.25m)**

UPVC double glazed window to rear, radiator, laminate flooring, coving to ceiling, stairs, open plan to Lounge, door to:

### **Kitchen 12'0" x 10'0" (3.67m x 3.04m)**

Fitted with a matching range of modern white base and eye level units with underlighting and contrasting worktop space, composite sink unit with single drainer, stainless steel mixer tap and tiled splashbacks, plumbing for dishwasher, built-in electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed window to rear, radiator, uPVC double glazed side door to garden, open plan to:

### **Snug 12'4" x 10'0" (3.77m x 3.04m)**

UPVC double glazed window to front, built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, built-in storage cupboard, radiator, coving to ceiling, door to:

### **Lounge 16'5" x 15'4" (5.01m x 4.67m)**

Coal effect gas fire with surround, radiator, laminate flooring, wall light(s), coving to ceiling, uPVC double glazed patio door to garden, door to:

### **Storage**

Built-in under-stairs storage, door to double garage :

### **Landing**

Laminate flooring, coving to ceiling, access to loft, door to:

### **Bedroom 1 12'0" x 10'10" (3.66m x 3.30m)**

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted triple wardrobes with full-length mirrored sliding door, hanging rails and shelving, radiator, laminate flooring, coving to ceiling, door to:

### **En-suite**

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



**Bedroom 2 12'5" x 11'3" (3.78m x 3.43m)**

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double with full-length mirrored sliding doors, hanging rails and shelving, radiator, laminate flooring, coving to ceiling.

**Bedroom 3 12'0" x 10'0" (3.66m x 3.04m)**

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes two built-in double wardrobes with hanging rails and shelving, radiator, laminate flooring, coving to ceiling.

**Bedroom 4 8'11" x 11'1" (2.72m x 3.39m)**

UPVC double glazed window to rear, radiator, laminate flooring, coving to ceiling.

**Bathroom**

Fitted with four piece white suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to front, built-in over-stairs airing cupboard with, housing, hot water tank with slatted shelving, ceramic tiled flooring, door.

**Outside**

Front garden, double width driveway to the front leading to garage and with car parking space for three four cars with lawned area, paved pathway leading to front entrance door and ornamental fruit tree and rose borders, side gated access.

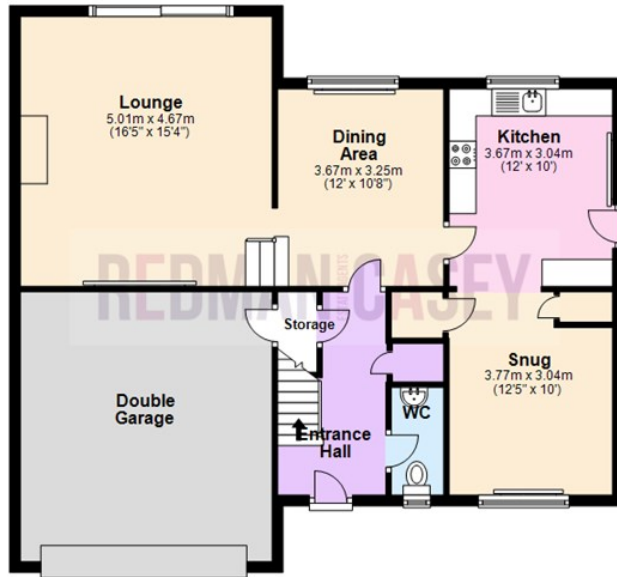
Enclosed private south facing rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature ornamental rose, flower and shrub borders, paved pathway.

**Double Garage**

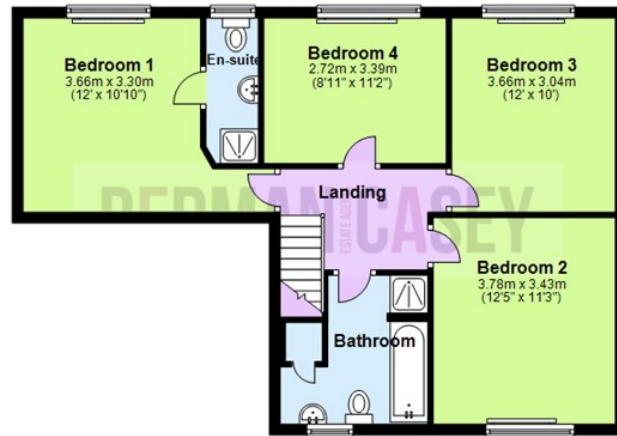
Integral brick built double garage with power and light connected, part boarded roof storage area, remote-controlled roller door.



**Ground Floor**  
Approx. 77.3 sq. metres (832.2 sq. feet)



**First Floor**  
Approx. 64.3 sq. metres (692.6 sq. feet)



Total area: approx. 141.7 sq. metres (1524.8 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		
<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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

