



12 Stokesby Gardens, Lostock, Bolton, BL6 4QS

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12 Stokesby Gardens

Lostock

Bolton

BL6 4QS

A superbly presented five bedroom detached property located in this private gated development in the highly regarded Lostock area of Bolton. The house is offered with early completion available and is sold with no chain and vacant possession, the property is a short distance from the town centre, Bolton School and the motorway network. The house is immaculately presented and benefits from gas fired central heating and is double glazed the accommodation briefly comprises; reception hallway with wc/cloaks, study, living room, dining room, family kitchen, utility room, conservatory first floor, five bedrooms (master and 2nd bedroom ensuite) and a family bathroom. Outside there is garden forecourt and tarmac driveway with parking for 4-5 cars leading to a detached triple garage with family / games room over and to the rear enclosed garden with extensive patio and lawned gardens.

Stunning modern detached home located upon the impressive & much sought after gated development of Stokesby Gardens, High Bank Lane in the highly favoured area of Lostock, Bolton. The generous & immaculately presented accommodation comprises reception hall, cloakroom/wc, formal lounge, dining room, study, fabulous, light & airy fitted living kitchen, utility room, spacious conservatory, to the first floor there are 5 good sized double bedrooms (master & 2nd bedrooms both en-suite) plus a luxury 4 piece family bathroom. Further features include double glazing, gas central heating, security system, electronically gated access with intercom entry, mature & private landscaped gardens, double driveway & detached triple garage with family / games room over. The location is highly regarded offering exclusive private surroundings & is well placed for local amenities including Bolton & Cleavelands schools & major transport links in & out of Bolton including the M61 motorway & Lostock railway station. Offered for sale with No Chain involved, internal inspection is strongly recommended to in order to fully appreciate.





Entrance Hall

Hardwood glazed entrance doors, Built-in under-stairs storage cupboard, double radiator, Karndean flooring, coving to ceiling, stairs to first floor landing.

WC

Frosted double glazed leaded window to front, fitted with two piece suite comprising, wall mounted circular glass wash hand basin with mixer tap, low-level WC and heated towel rail, fully tiled walls and floor, coving to ceiling.

Lounge

21'11" x 15'3" (6.68m x 4.66m)
Sealed unit double glazed window to front and rear, sealed unit double glazed bay window to side, coal effect gas fire set in ornate surround, three double radiators, Karndean flooring, coving to ceiling, double glazed French doors to garden

Dining Room

15'10" x 11'10" (4.83m x 3.61m)
Sealed unit double glazed leaded window to front,

double radiator, Karndean flooring, coving to ceiling.

Office

11'5" x 12'0" (3.48m x 3.66m)
Sealed unit double glazed leaded window to rear, double radiator, coving to ceiling, Built in desk with storage cupboards and roller shutter doors.

Living/Kitchen/Dining Room

21'11" x 28'4" (6.68m x 8.63m)
Fitted with a matching range of base and wall units with contrasting quartz worktops, matching island unit with cupboards and drawers under, stainless steel sink unit with double drainer and stainless steel swan neck mixer tap, integrated dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, built-in microwave, sealed unit double glazed leaded window to front side and rear, coal effect gas fire set in ornate surround, double radiator, radiator, Karndean flooring, coving to ceiling, double glazed French door to conservatory

Utility

9'9" x 7'8" (2.97m x 2.34m)
Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, sealed unit double glazed leaded window to front, Karndean flooring, wall mounted gas boiler serving heating system and domestic hot water, glazed side door to garden.



Conservatory

Half brick and double glazed construction with glazed roof and power connected, tiled flooring, double doors to garden

Landing

Built-in airing cupboard housing, pre-lagged hot water cylinder, double radiator, door to:

Bedroom 1

13'7" x 22'10" (4.13m x 6.95m)

Two sealed unit double glazed leaded windows to rear, fitted bedroom suite with a range of wardrobes comprising four built-in double wardrobes with hanging rails and shelving, further fitted triple wardrobes with hanging rails and shelving, dressing table, vanity mirror, bedside cabinets and drawers with drawers, two radiators, door to:

En-suite Bathroom

Fitted with four piece modern white suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure with glass screen and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, sealed unit double glazed leaded window to front, ceramic tiled flooring.



Bedroom 2

12'9" x 12'0" (3.89m x 3.66m)

Sealed unit double glazed leaded window to front, radiator, coving to ceiling, door to:

En-suite

Fitted with three piece suite with pedestal wash hand basin, tiled double shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring.

Bedroom 3

13'8" x 10'8" (4.17m x 3.25m)

Sealed unit double glazed leaded window to front, radiator.

Bedroom 4

10'9" x 12'3" (3.27m x 3.74m)

Sealed unit double glazed leaded window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, further built-in single wardrobe(s) with hanging rails and shelving, fitted matching drawers, radiator, door to:



Bedroom 5

10'9" x 13'9" (3.28m x 4.19m)

Sealed unit double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, fitted matching dressing table and drawers, radiator, door to:

Family Bathroom

Fitted with a 4 piece white suite with deep panelled bath, low level wc, wash hand basin and double shower enclosure, fully tiled walls and floor, heated towel rail, two sealed unit frosted windows to the rear.

Outside

To the front – spacious tarmac driveway provides ample car parking space for 4-5 cars and leads to the detached triple garage with electrically operated up and over doors, power and light connected, external spiral staircase leading to a large family games room over the garages. Established front garden with shrubs and floral borders.

To the rear – a generous flagged patio and decking area adjoins the rear elevation which then leads on





to an extensive established and shaped lawned garden with particularly well stocked shrub, floral and mature tree borders, and incorporating an attractive water feature which courses through the garden, includes a bridge, and is extensively stocked with acers, maples and other attractive shrubs. The garden is fringed by mature trees, enclosed by timber section fencing

Large entertaining space with laminate flooring, vaulted ceiling with two dormer windows to side,

Triple Garage

Three electric remote control up and over doors, side access door., power and light connected.

Family Room

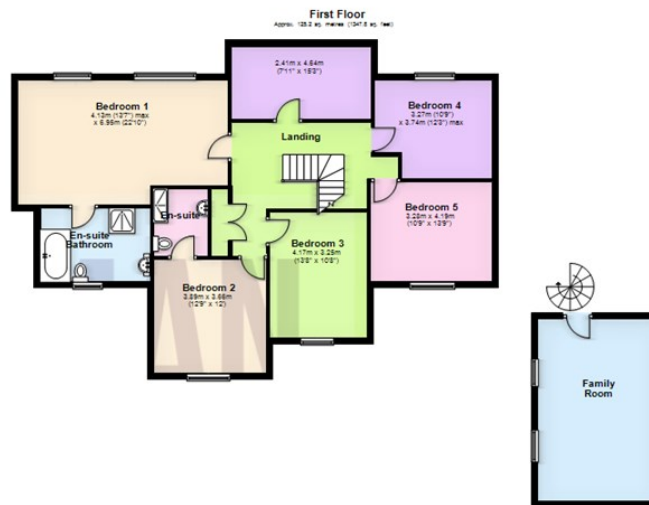
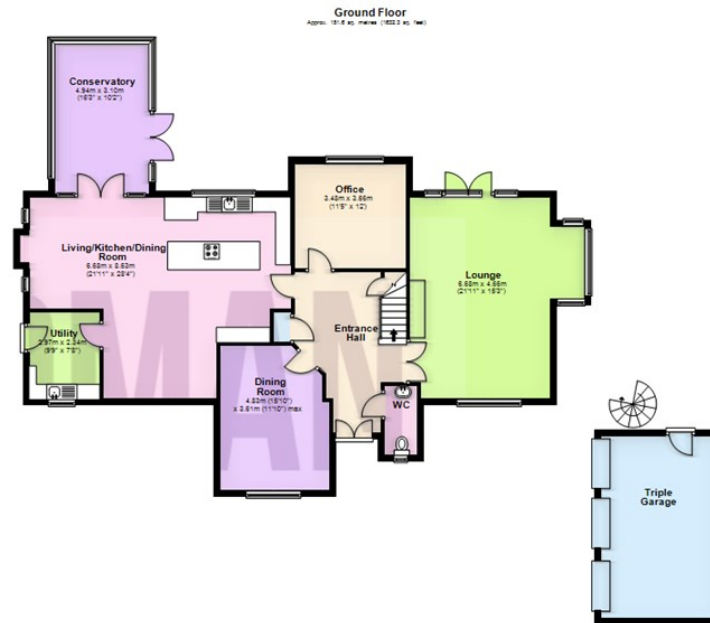
Energy Performance Certificate

More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

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

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment





Total area: approx. 275.9 sq. metres (2980.0 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 sale of what is being sold 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 make any warranty or guarantee unless specifically mentioned. Plan produced using Planity.

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