REDMAN CASEY ESTATE AGENTS

30 Crowborough Close, Lostock, Bolton, Lancashire, BL6 4LZ

Offers In The Region Of £350,000

An extended three storey detached family home with versatile and flexible living accommodation with hall, lounge, open plan kitchen/living/diner with utility, downstairs W.C., integral garage, 5 bedrooms over two further levels with family bathroom and en-suite facilities off the master, internal viewing highly recommended.

- Extended
- Integral Garage
- Master En-Suite
- Open Plan Flexible Living
- Five Bedrooms
- EPC rating D

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Positioned on a cul-de-sac part of Crowborough Close, Lostock this detached home that has been extended to the rear to provide open plan flexible accommodation with kitchen living dining area with Bi-Fold doors leading to the rear garden/patio and five bedrooms over two further levels with en-suite facilities and additional family bathroom. There is also a utility with access to the garage and the property benefits from gas central heating and double glazed windows. This family residence is within easy reach to regarded schools and is within proximity to Middlebrook retail park, motorway networks, train station and bus routes. Internal inspection is an absolute must to fully appreciate the accommodation on offer.

Hall
Entrance door to hall with door to W.C., cupboard, wall mounted radiator, stairs rise to upper level, power point, doors lead to further accommodation.

WC
Accessed off the hall with low level W.C., vanity wash basin, double glazed frosted window.

Lounge 15'7" x 10'8" (4.76m x 3.25m)
Entrance from the hall to lounge with double glazed bay window to front elevation, feature inset living flame gas fire with remote control, power points, wall mounted radiator.

Kitchen/Living/Dining Area 22'9" x 23'3" (6.94m x 7.08m)
An open plan versatile and flexible area accessed from the hall with a fitted kitchen offering a range of wall and base units with contrasting granite work surfaces and granite splash backs, integrated 'NEFF' oven, 'NEFF' microwave, separate 'NEFF' 5 hob gas burner with extractor over, integrated dishwasher, wine cooler, inset single drainer sink with mixer tap, space for fridge freezer, separate island with storage. polished tiled floor in kitchen area. Open plan dining area and living area with vaulted ceiling with Velux style windows and Bi-Folding doors leading to rear garden and patio, door to utility, wall mounted radiator, double glazed window to rear.

Utility 13'1" x 5'7" (4.00m x 1.70m)
Base units with work surface over, inset sink with mixer tap, wall mounted radiator, power point, double glazed window to rear, door to garage.

Garage
Door from utility to garage with up and over door to front providing potential off road parking also storage.

Landing
Stairs rise to upper level, doors lead to further accommodation, stairs lead to second floor landing.

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Master Bedroom 13'5" x 10'8" (4.10m x 3.25m)
Master bedroom with a range of fitted wardrobes providing storage and hanging space, wall mounted radiator,power points, double glazed bay window to front elevation, door to en-suite.

En-suite
Three piece en-suite with shower in recess, low level W.C., vanity wash basin, double glazed frosted window.

Bedroom 2 10'8" x 8'8" (3.25m x 2.64m)
Second bedroom with fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed window to the rear aspect.

Bedroom 3 6'11" x 8'5" (2.12m x 2.57m)
Accessed off the first floor landing with double glazed window to front aspect, power points, wall mounted radiator.

Bedroom 4 6'8" x 9'1" (2.04m x 2.77m)
Fitted storage, power points, double glazed window, wall mounted radiator.

Bathroom
Three piece suite with panelled bath, low level W.C., vanity wash basin, double glazed frosted window.

Landing
Stairs rise to second floor landing with velux style window, door leads to bedroom 5.

Bedroom 5 12'8" x 14'5" (3.86m x 4.40m)
Accessed via the second floor landing with storage into the eaves, power points, wall mounted radiator, two velux style windows, door to W.C. A unique space with versatility and flexibility.

WC
Two piece accessed via bedroom 5 with vanity wash basin & low level W.C.

Outside
To the front a driveway leading to attached integral garage with adjacent lawned area. To the rear grey effect patio area with lawned area with surrounding hedges and bushes.

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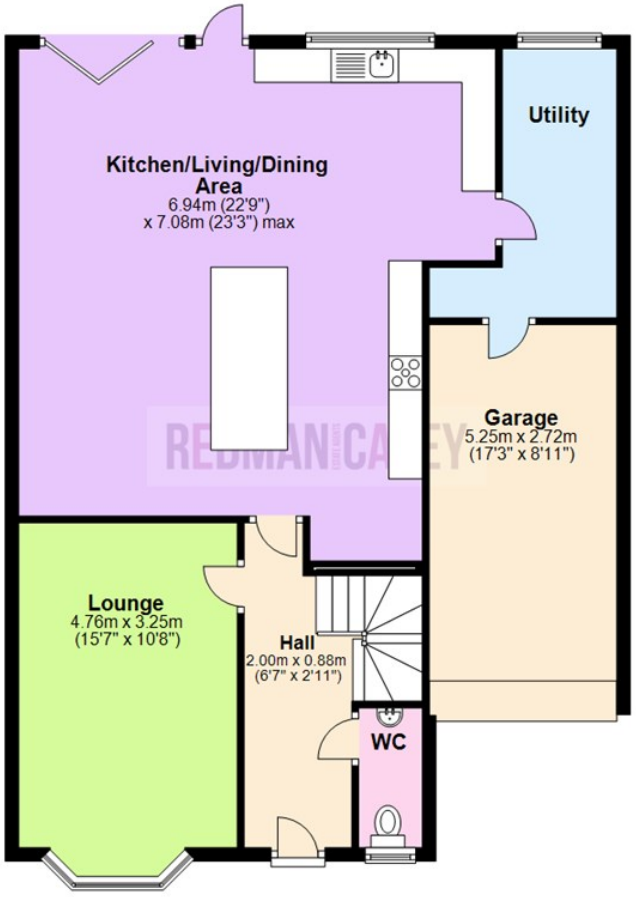
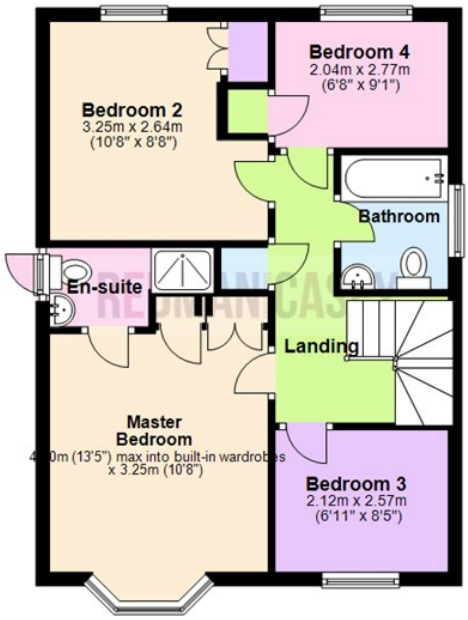
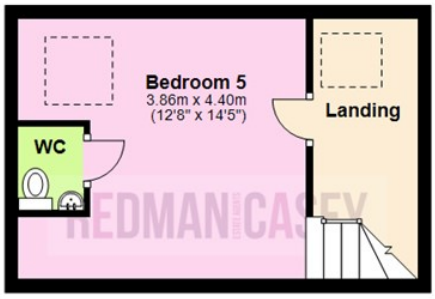
Ground Floor
Approx. 78.8 sq. metres (848.3 sq. feet)



First Floor
Approx. 49.2 sq. metres (529.5 sq. feet)



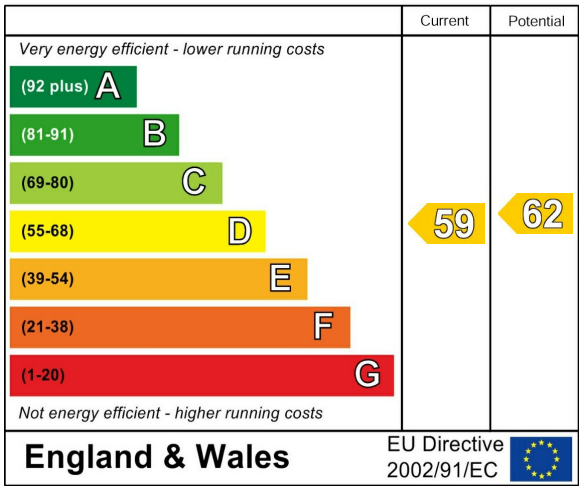
Second Floor
Approx. 22.9 sq. metres (246.2 sq. feet)



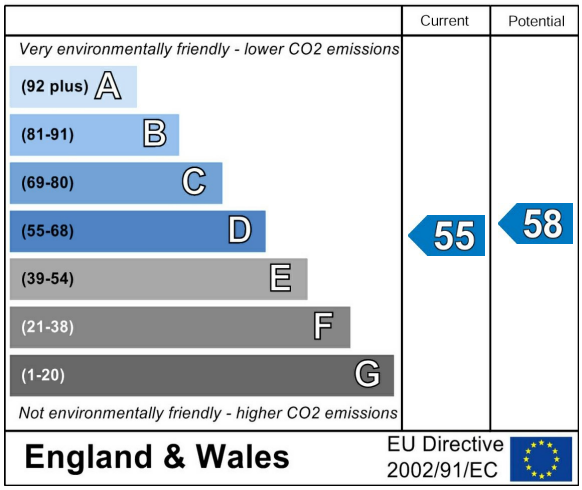
Total area: approx. 150.9 sq. metres (1624.0 sq. feet)

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 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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