



Total area: approx. 107.8 sq. metres (1160.1 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.



**11 Crowborough Close, Lostock, Bolton, Lancashire, BL6 4LZ**

Superbly located 4 bedroom detached house situated in this highly sought after area of Lostock. Ideally position for road and rail links along with shopping and schools for all ages. The property offers excellent accommodation with two spacious receptions, conservatory and fitted kitchen, 4 bedrooms with en suite to master bedroom and family bathroom along with attached single garage, on off road parking for 3-4 cars, well presented throughout this is a property not to be missed.

**Offers In The Region Of £400,000**

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	73	86

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		





Deceptively spacious four bedroom detached home in this highly desirable area of Lostock. The property, offers superb accommodation a perfect family residence ideally located for access to sought after local schools. The accommodation briefly comprises Entrance hall, lounge, dining room, conservatory and fitted kitchen plus w.c. The first floor offers four bedrooms with the master boasting an en-suite shower room in addition to the main family bathroom. Outside there are gardens to front and rear along with extensive block paved driveway parking for 3-4 cars and a single garage. The property must be viewed to appreciate all that is on offer and it is ideally located for access to M61 and Horwich Parkway railway station along with Middlebrook retail park and sought after local schools.

**Entrance Hall**  
Double radiator, laminate flooring, dado rail, coving to ceiling, stairs to first floor landing, Composite double glazed entrance door with matching side panels, door to:

**WC**  
UPVC frosted double glazed leaded window to front, fitted with two coloured suite comprising, pedestal wash hand basin and low-level WC, radiator, laminate flooring.

**Lounge**  
16'0" x 11'9" (4.88m x 3.59m)  
UPVC double glazed window to front, feature fireplace set in limestone surround and wood burning stove with glass door in chimney, double radiator, laminate flooring, coving to textured ceiling, double door to:

**Dining Room**  
11'2" x 8'2" (3.40m x 2.48m)  
Radiator, double glazed patio door to:

**Conservatory**  
11'3" x 8'4" (3.43m x 2.55m)  
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, five windows to side, window to rear, ceramic tiled flooring, uPVC double glazed french doors to garden, door to:

**Kitchen/Breakfast Room**  
9'1" x 12'3" (2.77m x 3.74m)  
Fitted with a matching range of base and eye level units with underlighting and drawers, matching breakfast bar, wine rack, glazed display units, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, Karndean flooring, Composite double glazed door to garden, door to built-in under-stairs storage cupboard.

**Landing**  
Built in storage cupboard with shelving, door to:

**Bedroom 1**  
10'5" x 11'5" (3.17m x 3.48m)  
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching bedside cabinets and matching dressing table drawers, mirror & stool, radiator, door to:

**En-suite**  
Fitted with three piece suite comprising pedestal wash hand basin, shower enclosure with folding glass screen and low-level WC, half height mosaic tiling to three walls, extractor fan, shaver point and shaver light, uPVC frosted double glazed window to side, radiator, vinyl flooring.

**Bedroom 3**  
6'10" x 10'10" (2.08m x 3.30m)  
UPVC double glazed window to rear, radiator.

**Bedroom 2**  
9'4" x 10'4" (2.84m x 3.16m)  
Double glazed window to rear, radiator.

**Bedroom 4**  
6'11" x 9'9" (2.11m x 2.98m)  
UPVC double glazed leaded window to front, radiator.



**Bathroom**  
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, uPVC frosted double glazed window to side, vinyl flooring.

**Outside**  
Open plan front garden, extensive double width block paved driveway to the front leading to garage and with car parking space for three four cars with lawned area and mature flower and shrub borders.

Private rear garden, enclosed by dwarf brick wall and timber fencing to rear and sides, sunken block paved sun patio with lawned area and paved pathway, side gated access, mature flower and shrub borders.

**Garage**  
Attached brick built single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, Up and over door to the front and rear access door to the garden.