

691 Chorley New Road, Lostock, Bolton, Greater Manchester, BL6 4AG



£334,995

An imposing extended semi detached residence offered with no onward chain positioned opposite Bolton golf course Lostock, with porch, hall, lounge, dining room, extended kitchen, conservatory, double garage gated entrance and drive, landscaped garden and patios to the rear, three bedrooms and four piece bathroom. Stylish throughout with further potential internal and external viewing is highly recommended.

- Extended
- No Chain
- Three Bedrooms
- Gated & Double Garage
- Open Views To Front
- EPC Rating D



Resting on a considerable gated plot this extended semi detached residence offered with no onward chain set within convenient locality to regarded schools such as Cleveland Preparatory school, Bolton school and Meadow Hill nursery. Middlebrook retail park, Bolton golf course, motorway networks, Lostock train station are also easily to hand along with access to Horwich centre and Bolton town centre. The property offers a wealth of versatile living accommodation comprising, porch, hall, lounge, dining room, extended kitchen, conservatory, three bedrooms and four piece bathroom. Externally the electronic gates provide access to drive gardens and attached double garage to the front. To the rear there are landscaped garden and patio areas. The property offers future potential (subject to planning and building regulations) and internal inspection is simply a must.

Porch

entrance door to porch with windows to two elevations, door to hall.

Hall

Entrance hall with stairs rising to upper level, doors leading to further accommodation, wall mounted radiator, power point, under stairs storage.

Lounge 13'10" x 12'5" (4.21m x 3.79m)

accessed off the hall to lounge with bay window to front aspect, power points, wall mounted radiator, feature fireplace with log burner with timber surround, brick back and marble style hearth.

Dining Room 15'3" x 12'5" (4.65m x 3.79m)

Access from the hall to dining room with ornate feature fireplace, power points, ample space for dining, bay style window to rear with French doors leading to rear.

Kitchen 8'11" x 8'11" (2.73m x 2.73m)

Access from kitchen area via arch offering a range of wall and base units with contrasting work surfaces, splash back tiling, power points, space for fridge freezer, plumbed for washing facilities, integrated oven with separate induction hob, window to rear, tiled flooring.

Kitchen Area 9'8" x 8'4" (2.94m x 2.55m)

fitted with wall and base units with contrasting works surfaces, power points, laminate style flooring, archway to kitchen, French style doors lead to conservatory.

Conservatory

Access via French style doors to conservatory, glass upvc & polycarbonate construction, door to garage, door leads to outside.



Garage

Double garage with up and over door with power and light providing off road parking or storage. Door from conservatory also provides access to garage.

Landing

Stairs lead to first floor landing, doors lead to further accommodation, window to side aspect.

Bedroom 1 14'4" x 11'9" (4.38m x 3.59m)

Access from the landing to master bedroom with bay style window with open elevated views towards Bolton golf course to front elevation, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 2 12'4" x 12'3" (3.77m x 3.73m)

Good sized double bedroom with window to rear with views over rear garden/patio areas, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 3 8'4" x 7'2" (2.53m x 2.19m)

Accessed off the landing to bedroom three with bay style window to front elevation, power points, well utilised as office, nursery or single room.

Bathroom

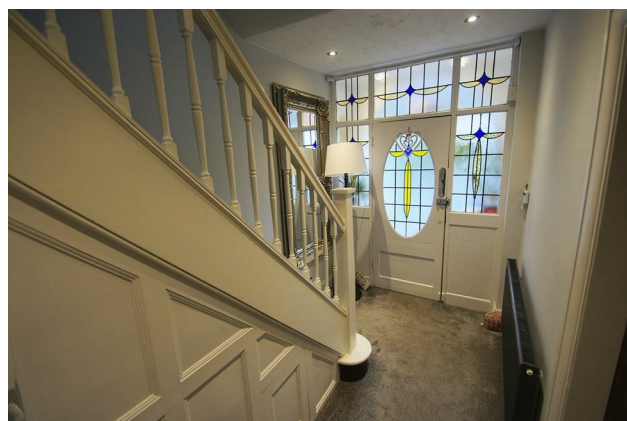
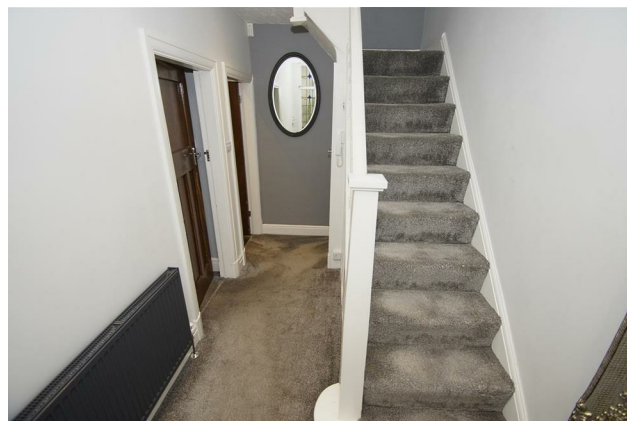
Modern styled suite with shower cubicle, separate bath with mixer tap and shower attachment, low level W.C., dual vanity wash basins resting on cabinet with pull out drawers, windows to side and rear, partial tiled elevations, wall mounted heated towel rail.

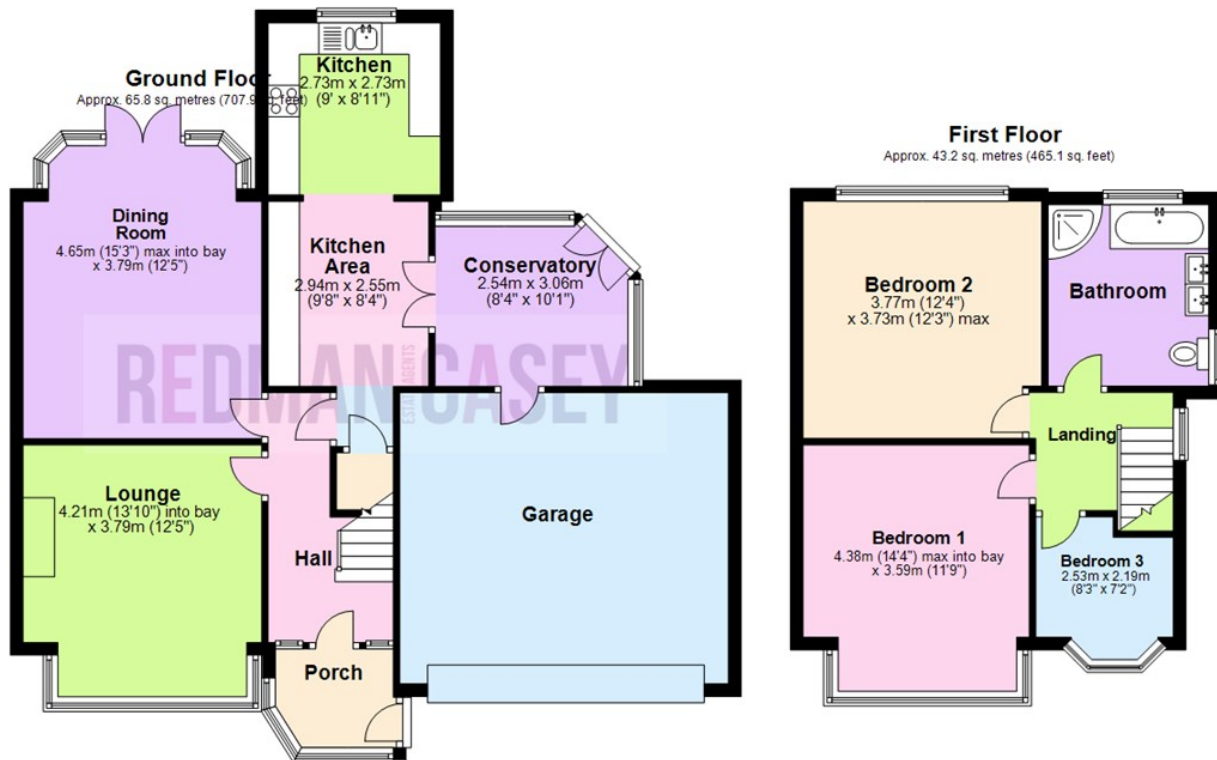
Outside

An exceptional plot with electronic gates providing access to a tarmac drive with mature garden areas well stocked with seasonal plants. Attached double garage with up and over door provided off road parking or storage. The front garden is bordered by hedges and shrubs.

To the rear there are two flagged patio areas and a lawn area with soil beds with a variety of seasonal plants, greenhouse and surrounding traditional borders. Ideal in the summer months for Alfresco dining.

Agents Note: some of the external photos have been provided by the vendor and were taken at an earlier period during summer months.





Total area: approx. 109.0 sq. metres (1173.0 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 guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		54
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

