

Total area: approx. 140.6 sq. metres (1513.4 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			
(81-91) B			
(69-80) C		74	78
(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		

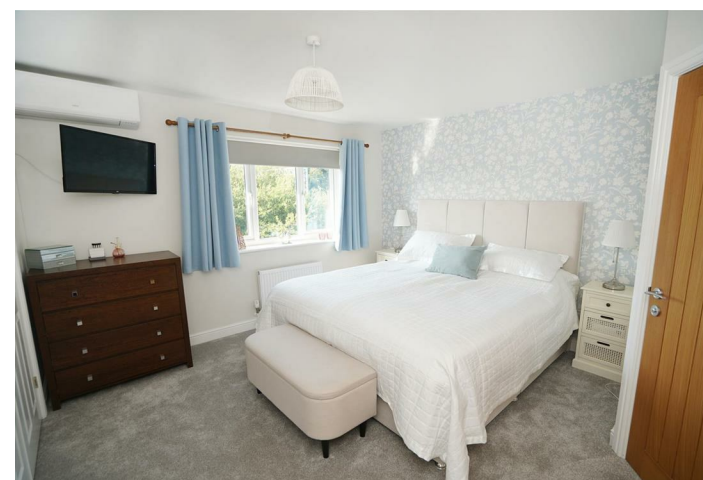
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

22 Corner Brook, Lostock, Bolton, BL6 4GX

A stunning four bedroom extended detached four bedroom home situated in this highly sought after location. We are delighted to offer for sale this stunning family home which is in turnkey condition throughout. The already spacious accommodation has been reconfigured and adapted along with extension to the rear and loft conversion to provide excellent accommodation throughout. With three receptions including the stunning living kitchen diner the property oozes quality and style only with internal viewing can this be truly appreciated. Ideally located for access to local amenities, schools and transport links make this a property not to be missed

Offers Over £425,000





Reconfigured and extended by the current owners make this property, the one not to miss. Having bought the property new in 2001 the family home has grown to suit the needs and offers excellent accommodation over three floors. Ideally located for access to local amenities, schools and transport links for road and rail along with open countryside on the doorstep. The property comprises : vestibule, entrance hallway, downstairs w.c, lounge, second sitting room, stunning open plan living kitchen diner and utility room, to the first floor are three good size bedrooms all with fitted or built in wardrobes, en-suite shower room to master and a spacious family bathroom. To the second floor there is a loft conversion with dressing area and a further double bedroom. Outside there are low maintenance gardens to front and rear. triple width block paved driveway to front for off road parking. and private rear garden with paved patio and artificial grass. The property also benefits from air conditioning to the master bedroom. Viewing is highly recommended.

Ground Floor

Vestibule
Composite double glazed entrance door, laminate flooring, door to:

Entrance Hall
Carpeted stairs to first floor landing, door to:

Sitting Room

11'7" x 8'10" (3.53m x 2.69m)
UPVC double glazed bay window to front, radiator, coving to textured ceiling.

WC

UPVC frosted double glazed window to side, fitted with two modern white suite comprising, wall mounted wash hand basin, low-level WC and full height ceramic tiling to all walls, radiator, ceramic tiled flooring.

Lounge

15'3" x 11'4" (4.65m x 3.45m)
Column radiator, coving to ceiling, uPVC double glazed french doors with matching side panels, door to:

Living/Kitchen/Diner

22'3" x 20'3" (6.79m x 6.16m)
Fitted with a matching range of grey base and eye level units with underlighting, drawers, cornice trims and contrasting white sparkle quartz worktops with matching upstands, fitted island unit with cupboards and drawers under with breakfast bar area, open fronted display units, under counter 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, four ring induction hob, built in wine cooler. three skylights, two uPVC double glazed windows to rear, two radiators, laminate flooring, sloping ceiling

with recessed spotlights, uPVC double glazed double door, door to:

Utility

4'11" x 5'6" (1.50m x 1.68m)
Fitted with a matching range of base units with complementary worktop space over with tiled splashbacks, plumbing for washing machine, radiator, double glazed door to side.

First Floor

Landing

Double glazed window to side, radiator, stairs to second floor landing, door to:

Bedroom 1

12'5" x 14'1" (3.78m x 4.28m)
UPVC double glazed window to rear, radiator, two built-in double wardrobes with hanging rails and shelving, air conditioning unit, door to:

En-suite

Fitted with a three piece white suite comprising wall mounted wash hand basin with drawers under and mixer tap, tiled shower enclosure with rainfall and hand held shower over with folding glass screen, WC with hidden cistern, full height tiling and extractor fan, uPVC frosted window to side, heated towel rail, ceramic tiled flooring, ceiling with recessed spotlights.

Bedroom 2

9'7" x 11'0" (2.92m x 3.35m)
UPVC double glazed window to front, freestanding double wardrobe, radiator.



Bedroom 3

7'1" x 9'9" (2.16m x 2.97m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe with hanging rails, shelving, overhead storage cupboards, radiator.

Bathroom

Fitted with three piece white suite comprising L shaped panelled bath with shower over and folding glass screen, inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap and low-level WC, full height ceramic tiling to all walls, electric fan

heater, uPVC frosted double glazed window to side, uPVC frosted double glazed window to rear.

Second Floor

Garage

Power and light connected, wall mounted gas boiler serving heating system and domestic hot water space for tumble dryer, hot water cylinder, up and over door.

Bedroom 4

13'7" x 12'8" (4.13m x 3.86m)
Skylight, double glazed velux skylight, radiator, vaulted ceiling.

Dressing Area

10'1" x 7'2" (3.08m x 2.19m)
Double glazed velux skylight, radiator, vaulted ceiling, door to:

Outside

Open plan front, extensive block paved driveway to the front leading to garage and with car for three cars, enclosed by dwarf brick wall and mature hedge to sides, side gated access.

Private low maintenance rear garden, enclosed by timber fencing to rear and sides, generous paved sun patio with artificial lawned area, side gated access, outside cold water tap, courtesy lighting.