



Total area: approx. 113.4 sq. metres (1220.1 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.



**12 Pendennis Avenue, Lostock, Bolton, Lancashire, BL6 4RS**

\*\*\* Reduced by £10,000 \*\*\* Superbly presented and deceptively spacious split level detached property. Offering excellent accommodation with potential for expansion should the need arise. Ideally located for access to local amenities, schools, railway and motorway links make this an ideal property for a growing family. Set in a generous plot the property benefits from a double driveway and double garage with open plan gardens to the front and large gardens with patio and lawn to the rear. Viewing is essential to appreciate all that is on offer. Sold with No Chain and Vacant Possession.

**£320,000**

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	<b>79</b>

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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\*\*\* Reduced by £10,000 \*\*\* Located on this highly popular residential estate this deceptively spacious split level detached property offers excellent family accommodation with potential for expansion should the need arise. The property currently comprises :- Porch, entrance hall, bedroom 3, split level access to the first floor to a generous lounge - diner with impressive views over Winter Hill in the distance, well equipped fitted breakfast kitchen. To the lower ground floor there are two further bedrooms both with fitted wardrobes and the master having an en-suite shower room and 'French' doors to the garden. Family bathroom fitted with a modern three piece suite. Outside there are open plan gardens to the front with double driveway leading to a detached double garage fitted with power and light and plumbed for a washer and vented for a dryer. To the rear there is a private enclosed garden with large paved patio leading to a spacious level lawn area with well stocked borders and beds. The property is ideally located for access to local walks and countryside along rail and motorway links to Manchester, Wigan and beyond. It is also in proximity of highly sought after local schools, viewing is essential to appreciate all that is on offer. Sold with No Chain and Vacant Possession.

**Ground Floor**

**Porch**

Two uPVC double glazed windows to side, full height uPVC double glazed window to front, ceramic tiled flooring, uPVC double glazed entrance door, door to:

**Entrance Hall**

Stairs to first floor landing, stairs to lower level, door to:

**Bedroom 3**

7'1" x 11'7" (2.17m x 3.53m)  
UPVC double glazed window to front, window to rear, radiator, laminate flooring.

**First Floor**

**Landing**

Built-in over-stairs storage cupboard, door to:

**Lounge/Diner**

14'0" x 18'9" (4.26m x 5.72m)  
Two uPVC double glazed windows to rear with panoramic views of open countryside, coal effect gas fire set in brick built surround, two radiators, coving to ceiling.

**Kitchen/Breakfast Room**

14'0" x 9'0" (4.26m x 2.74m)  
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and worktop space, wine rack, 1+1/2 bowl composite sink unit with mixer tap and tiled splashbacks, wall mounted concealed gas boiler serving heating system and domestic hot water, integrated

fridge/freezer and slimline dishwasher, built-in electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear with panoramic views of open countryside, double glazed window to front, radiator, laminate tiled flooring, uPVC double glazed side door.

**Lower Ground Floor**

**Hallway**

Radiator, door to built-in airing cupboard housing, factory lagged hot water tank with immersion heater, shelving, door to:

**Bedroom 1**

14'2" x 11'3" (4.33m x 3.43m)  
Fitted bedroom suite with a range of wardrobes comprising four built-in double with hanging rail, shelving, overhead storage and cupboards, fitted matching corner shelves and bedside cabinets, double radiator, coving to ceiling, uPVC double glazed French doors to garden, door to:

**En-suite**

Fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap, tiled shower enclosure with power shower over and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, ceramic tiled flooring.



**Bedroom 2**

14'2" x 9'0" (4.33m x 2.75m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table and drawers, radiator, coving to ceiling.

**Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath and inset wash hand basin in vanity unit with cupboards and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

**Outside**

Open plan front garden, double width paved driveway to the front leading to garage and with car parking space for two cars with lawned area and mature flower and shrub borders, brick paved pathway leading to front entrance door. Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, aluminium greenhouse, timber garden shed, paved pathway, side gated access.

**Garage**

Detached double garage with power and light connected, plumbing for washing machine vent for tumble dryer, remote-controlled electric up and over door, door.

