



4 Fall Birch Road, Lostock, Bolton, BL6 4LF

REDMAN
CASEY ESTATE AGENTS

**4 Fall Birch Road
Lostock
Bolton
BL6 4LF**

Situated on Fall Birch Road in Lostock this truly stunning property has been extended and renovated to a very high standard and offers flexible accommodation, ideal for a growing family or someone looking for a spacious downsizer. Having gone back to brick the original property has been extended to create superb living accommodation which comprises : Porch, double height entrance hall, lounge / bedroom 4, master bedroom with ensuite shower room, bedroom 2 with ensuite shower room and bedroom 3, stunning family bathroom with vaulted ceiling and 4 piece suite. Superb living kitchen diner with bi fold doors to rear garden, fitted kitchen with built in and free standing appliances, utility room and separate w.c. Outside there is an extensive gravel driveway to the front with parking for 4 cars and to the rear there is a large private garden with tiled patio and artificial lawn, offering excellent entertaining space. Ideally located for access to sought after local primary and secondary schools along with local amenities, golf clubs, Middlebrook Retail park and transport links for M61 and railway at Horwich Parkway. Only by viewing can you truly appreciate all that is on offer.





Porch

4'7" x 7'10" (1.40m x 2.38m)

Two uPVC frosted double glazed windows to front, radiator, Luxury vinyl flooring, vaulted ceiling, Composite double glazed entrance door, oak glazed double doors, door to:

Entrance Hall

12'7" x 10'11" (3.84m x 3.34m)

Feature column radiator. Luxury vinyl flooring, vaulted ceiling with 'Velux' skylight, door to:

Living/Kitchen/Dining Room

11'5" x 32'7" (3.48m x 9.94m)

Fitted with a stunning matching range of Pebble grey base and wall units with feature contrasting white quartz worktops and matching upstands, twin bowl china butler style sink unit with single drainer and swan neck mixer tap, integrated dishwasher, American style fridge/freezer, built-in range cooker with extractor hood over, uPVC double glazed window to rear, two feature vertical radiators. Luxury vinyl flooring, ceiling with

recessed spotlights twin lantern roof lights, aluminium bi-fold doors to garden.

Utility

8'4" x 5'3" (2.53m x 1.61m)

Fitted with a matching range of Pebble grey base and eye level units with contrasting white quartz worktops and matching upstands, under counter sink unit with mixer tap, washing machine and tumble dryer, double radiator. Luxury vinyl flooring, Composite double glazed door to garden, folding door, door to:

WC

2'10" x 5'3" (0.86m x 1.61m)

Fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboard under and mixer tap, low-level WC and extractor fan. Luxury vinyl flooring.

Lounge / Bedroom 4

11'1" x 11'7" (3.38m x 3.53m)

UPVC double glazed window to front, double radiator.

Bedroom 2

11'1" x 11'9" (3.38m x 3.59m)

UPVC double glazed window to front, circular uPVC double glazed window to side, double radiator, door to:

En-suite

6'9" x 4'6" (2.07m x 1.37m)

Full height ceramic tiling to all walls, heated towel rail, extractor fan, fitted with three piece modern white suite with comprising, inset wash hand basin in vanity unit with cupboard under and mixer tap, tiled double shower enclosure with rainfall shower over and glass screen, low-level WC, tiled flooring.



Bedroom 1

10'4" x 13'5" (3.15m x 4.09m)

UPVC double glazed window to side, Lantern skylight, double radiator, door to:

En-suite

7'5" x 3'1" (2.26m x 0.94m)

Fitted with three piece modern white suite with comprising, inset wash hand basin in vanity unit with cupboard under and mixer tap, tiled shower enclosure with rainfall shower over and folding glass screen and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, tiled flooring.

Bedroom 3

10'7" x 8'5" (3.23m x 2.57m)

UPVC double glazed window to side, radiator.

Bathroom

Fitted with contemporary four piece white suite comprising, feature deep panelled bath with hand held shower attachment over and feature waterfall mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure with rainfall shower over and low-level

WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, double glazed 'Velux' skylight to rear, vaulted ceiling with inset spot lights.

Outside

Front garden, extensive gravel driveway to the front and side with car parking space for four cars, enclosed by stone wall, timber fencing and mature hedge front and sides.

Private rear garden, enclosed by timber fencing to rear and sides, large tiled sun patio with artificial lawned area.





Energy Performance Certificate

More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



Ground Floor

Approx. 115.7 sq. metres (1245.5 sq. feet)



Total area: approx. 115.7 sq. metres (1245.5 sq. feet)

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