

Total area: approx. 134.1 sq metres (1443.7 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.



4 Whitestone Close, Lostock, Bolton, BL6 4RN

Well presented detached property set in a cul-de-sac on this highly sought after estate with generous gardens giving fantastic opportunity to extend should the need arise. Two generous receptions modern fitted breakfast kitchen 5 bedrooms 4 piece bathroom, south facing garden, double garage and ample driveway parking, sold with no onwards chain

Offers In The Region Of £550,000

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	





Located in a cul de sac of only three houses this property offers excellent accommodation along with the potential for expansion due to the generous plot on which it resides. The property comprises :- Entrance hall, lounge open plan to dining room, modern fitted kitchen breakfast room, cloak room w.c. and integral access to a double garage. To the first floor there are five generously proportioned bedrooms with fitted wardrobes to four bedrooms and a family bathroom with a four piece suite. Outside there are open plan gardens to the front with double width driveway leading to the double garage To the rear is an enclosed south facing garden with lawned and sun patio area. Sold with no chain the property must be viewed to appreciate the size and potential on offer.

Porch
Circular window to front, uPVC double glazed window to side, part glazed entrance door, door to:

Entrance Hall
Stairs to first floor landing, door to:

Lounge
18'5" x 11'11" (5.62m x 3.63m)
UPVC double glazed window to front with views of open countryside, uPVC double glazed window to rear, wall mounted coal effect gas fire with set in and ornate marble surround, two double radiators, coving to ceiling with spotlights, open plan, door to:

Dining Room
10'6" x 11'0" (3.20m x 3.35m)
UPVC double glazed window to rear, double radiator, coving to ceiling, door to:

Cloakroom
UPVC frosted double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, full height ceramic tiling to all walls, ceramic tiled flooring.

Kitchen/Breakfast Room
10'6" x 11'9" (3.20m x 3.58m)
Fitted with a matching range of modern grey base and eye level units with underlighting, drawers and contrasting white granite worktops with matching splashbacks, breakfast bar, under counter composite sink unit with single drainer, swan neck mixer taps, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, four ring induction hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, double radiator, vinyl flooring, door to:

Double Garage
20'3" x 15'11" (6.16m x 4.85m)
UPVC double glazed window to side, Up and over door.

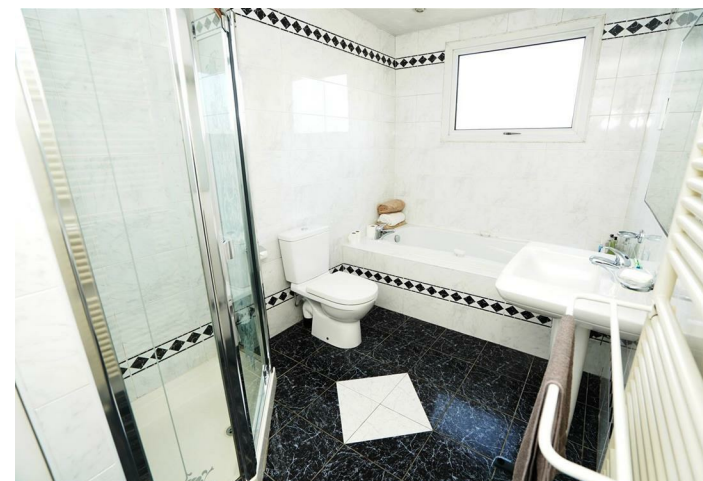
Landing
UPVC double glazed window to front with views of open countryside, door to:

Bedroom 2
15'5" x 11'1" (4.70m x 3.39m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, fitted matching drawers, radiator.

Bedroom 1
10'6" x 13'9" (3.20m x 4.19m)
UPVC double glazed window to rear, fitted bedroom suite range of wardrobes three built-in double wardrobes with hanging rails, shelving and overhead storage, fitted matching dressing table, vanity mirror, bedside cabinets and drawers, radiator.

Bedroom 3
10'6" x 10'3" (3.20m x 3.12m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails, shelving and overhead storage, fitted matching dressing table and drawers, radiator.

Bedroom 4
7'8" x 12'4" (2.34m x 3.76m)
UPVC double glazed window to front:Window!With! 3]views o f open countryside[Window!With! 3:views of open countryside and uPVC double glazed window to front with views of open countryside, fitted bedroom suite with a



range of wardrobes comprising two built-in double wardrobes with hanging rail and shelving, fitted matching dressing table and drawers, radiator.

Bedroom 5
9'7" x 8'4" (2.91m x 2.55m)
UPVC double glazed dormer window to front, radiator.

Bathroom
Four piece white suite with comprising, deep panelled bath with mixer tap, pedestal wash hand basin with mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail,

extractor fan, uPVC frosted double glazed window to front, built-in storage cupboard, ceramic tiled flooring, door.

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 paved pathway leading to front and side entrance doors. Private rear garden, enclosed by mature conifer hedge to rear and sides, paved pathway side entrance door.

