



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	80

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	75

1 Ox Hey Lane, Lostock, Bolton, Greater Manchester, BL6 4AN

Superbly presented five bedroom extended property that benefits from excellent family accommodation including two reception rooms plus solid roof conservatory, fitted kitchen and utility, master bedroom with en suite facilities. Ideally Situated within the Lostock area of Bolton, this ideal family home is located close to highly regarded schooling, shops and leisure facilities that include Middlebrook Retail Park and an array of local leisure facilities. Fantastic transport links via the M61 and Lostock Train Station are also only a 5 minutes drive away.

£350,000





Superbly presented five bedroom extended property that benefits from excellent family accommodation including two reception rooms plus solid roof conservatory, fitted kitchen and utility, master bedroom with en suite facilities. Ideally Situated within the Lostock area of Bolton, this ideal family home is located close to highly regarded schooling, shops and leisure facilities that include Middlebrook Retail Park and an array of local leisure facilities. Fantastic transport links via the M61 and Lostock Train Station are also only a 5 minutes drive away. The property comprises:- Porch, entrance hall, lounge with feature fireplace, dining room with log burner, Kitchen fitted with a range of Cream base and wall units complimented by black granite work surfaces, utility and access to larger than average single garage. To the first floor there is a master bedroom with en suite shower room, four further bedrooms and family bathroom. Bedroom four benefits from a mezzanine area above which would make a great teenagers games room or study area. Outside there is an extensive driveway with parking for three cars and to the rear is a private garden with large patio and lawned areas and offers open views across fieds beyond, viewing is essential to appreciate all that is on offer.

Porch
Window to side, window to front, quarry tiled flooring, door to:

Entrance Hall
Built-in under-stairs storage cupboard, radiator, oak flooring, dado rail, coving to ceiling, door to:

WC
Access via hall with low level W.C.

Lounge
13'11" x 11'11" (4.24m x 3.62m)
UPVC double glazed oak effect window to front, window to front, ornamental fireplace with ornate timber and tiled cast iron surround and tiled hearth, Feature cast iron radiator, oak flooring, two wall lights, coving to ceiling.

Dining Room
11'5" x 11'2" (3.49m x 3.40m)
Fireplace with brick built surround and solid fuel burner stove with glass door in chimney, chimney breast, double radiator, oak flooring, picture rail, double door to:

Conservatory
Half brick construction with double glazed windows a solid roof system and oak flooring, two windows to rear, two windows to side, double door, door to:

Kitchen
11'3" x 11'9" (3.42m x 3.58m)
Fitted with a matching range of modern cream fronted base and eye level units with underlighting, drawers, cornice trims and

contrasting black granite worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, built-in halogen hob with extractor hood over, uPVC double glazed oak effect window to rear, radiator, laminate flooring, door to:

Utility
11'3" x 5'2" (3.42m x 1.57m)
Fitted with a matching range of modern cream fronted base and eye level units with underlighting and oak worktop space over, china belfast sink unit with mixer tap and tiled splashbacks, plumbing for washing machine, tiled flooring, uPVC double glazed door to garden, door to:

Garage
Up and over door, carpeted stairs to first floor landing.

Bedroom 1
12'6" x 10'3" (3.82m x 3.12m)
UPVC double glazed leaded oak effect bay window to front with window seat, radiator, door to:

En-suite
Fitted with three piece suite comprising wall mounted wash hand basin and tiled shower enclosure with above, WC with hidden cistern, full height ceramic tiling to all walls, uPVC frosted double glazed oak effect window to side, ceramic tiled flooring.



Bedroom 2
12'0" x 11'11" (3.66m x 3.62m)
UPVC double glazed leaded oak effect window to front, radiator.

Bedroom 3
11'11" x 10'8" (3.63m x 3.26m)
UPVC double glazed oak effect window to rear, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails and shelving, radiator, door to:

Bedroom 4
11'3" x 10'3" (3.42m x 3.12m)
Wooden flooring, vaulted ceiling with

exposed beams, stairs to mezzanine, double glazed french doors with glass Juliet balcony, door to:

Bedroom 5
11'3" x 6'6" (3.42m x 1.99m)
Full height uPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled jacuzzi bath with shower over, inset wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring.

Mezzanine Area
Double glazed velux skylight to rear.

Outside
Front garden, extensive block paved driveway to the front leading to garage and with car parking space for two three cars with mature flower and shrub borders, enclosed by stone wall, timber fencing and hedge to front and sides. Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area, paved paths and mature flower and shrub borders, timber garden shed.