

32 Crowborough Close, Lostock, Bolton, BL6 4LZ



Offers In The Region Of £380,000

Superbly located 4 bedroom detached house situated in a small cul de sac in this highly sought after area of Lostock. Ideally position for road and rail links along with shopping and schools for all ages. The property offers excellent accommodation with large rear gardens offering potential for expansion should the need arise. With two receptions 4 generous bedroom and two bathroom along with integral single garage, this is a property not to be missed

- 4 Bedroom Family Home
- Master with En Suite Shower
- Spacious Gardens with Potential for Expansion
- EPC Rating TBC
- 2 Receptions
- 4 Piece Family Bathroom
- No Chain and Vacant Possession
- Council Tax Band E



Four bedroom detached home is being brought to the market in a highly desirable area of Lostock. The property, offers superb accommodation and it would make a perfect family residence with potential for future expansion should the need arise. The accommodation briefly comprises Entrance hall, lounge dining room and fitted kitchen plus w.c. The first floor offers four generous bedrooms with the master boasting an en-suite shower room in addition to the main family four piece bathroom. Outside there are gardens to front side and rear along with driveway parking and integral single garage. This property is sold with no chain and vacant possession and occupies a superb plot at the bottom of a cul de sac. Ideally located for access to M61 and Horwich Parkway railway station along with Middlebrook retail park and sought after local schools. Viewing is essential to appreciate all that is on offer.

Entrance Hall

Built-in under-stairs storage cupboard, radiator, stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 14'10" x 11'5" (4.53m x 3.48m)

UPVC double glazed box window to front, coal effect gas fire set in marble surround, two radiators, coving to textured ceiling.

Dining Room 9'1" x 11'5" (2.76m x 3.48m)

Radiator, coving to textured ceiling, double glazed patio doors to garden, door to:

WC

UPVC frosted double glazed window to rear, fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and half height ceramic tiling to all walls, radiator, ceramic tiled flooring.

Kitchen 11'1" x 11'0" (3.38m x 3.36m)

Fitted with a matching range of white base and eye level units with contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge, freezer and dishwasher, plumbing for washing machine, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, ceramic tiled flooring, uPVC double glazed side door to garden, door to:

Landing

Built-in over-stairs airing cupboard housing, factory lagged hot water cylinder, door to:

Bedroom 1 16'1" x 9'3" (4.91m x 2.83m)

UPVC double glazed window to front, radiator, door to:

En-suite

Fitted with three piece white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure with power shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, uPVC frosted double glazed window to rear.

Bedroom 2 11'3" x 11'2" (3.44m x 3.40m)

UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails and shelving, radiator, double door, door to:

Bedroom 3 10'8" x 11'0" (3.24m x 3.36m)

UPVC double glazed window to front, built-in double wardrobe(s) with hanging rails and shelving, radiator, double door, door to:

Bedroom 4 6'7" x 8'5" (2.01m x 2.57m)

UPVC double glazed window to front, radiator.



Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and pedestal wash hand basin with mixer tap, WC with hidden cistern, heated towel rail, extractor fan built in white gloss storage unit with cupboards and drawers, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside

Open plan front garden, tarmac driveway to the front leading to garage and with car parking space for two cars with grassed area and mature flower and shrub borders.

Rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area, further gravelled side patio and gated access.

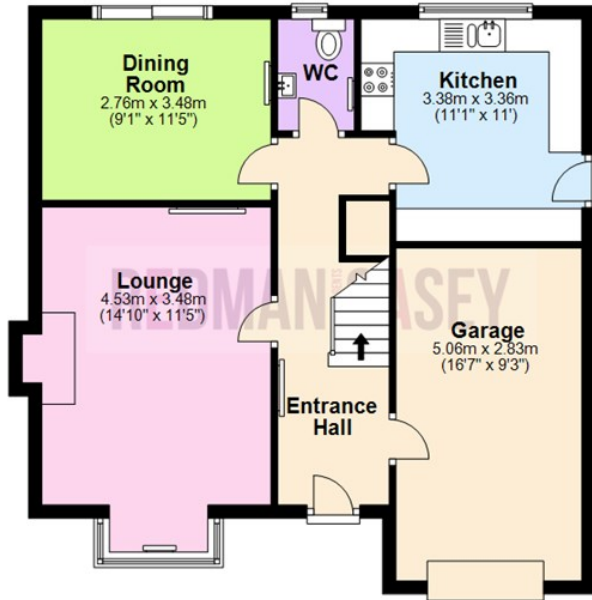
Garage 16'7" x 9'3" (5.06m x 2.83m)

Integral single garage with power and light connected, Up and over door, wall mounted gas boiler serving heating system and domestic hot water.



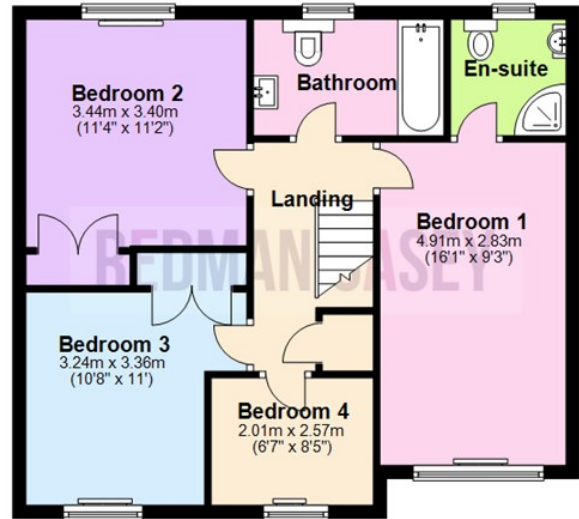
Ground Floor

Approx. 49.4 sq. metres (531.7 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.0 sq. feet)



Total area: approx. 109.0 sq. metres (1172.8 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		
(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 (CO₂) 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	

