

693 Chorley New Road, Lostock, Bolton, BL6 4AQ



£425,000

Five bedroom extended semi detached property in a superb and very popular residential location. Open aspect to the front with views over Bolton Golf Club, easy access to major road and rail links, close to local schools, shops and some amazing country walks. This property has flexible living accommodation which will suit many needs. Viewing highly advised to appreciate everything that is on offer.

- Extended 5 Bedroom Semi Detached
- Easy Access To Road And Rail Links
- Gardens Front And Rear
- Ground Floor Bedroom / Flexible Accommodation.
- Council Tax Band E
- Open Aspect To Front
- Off Road Parking
- Corner Plot
- Two Reception Rooms.
- EPC Rating C



Spacious five bedroom extended semi detached property in a superb residential location. Amazing views to the front, easy access to major road and rail links, close to both secondary and primary schools. with local country walks on the door step.. The property comprises:- Entrance hall, lounge, kitchen dining room, morning room, utility room, W.C. and ground floor double bedroom. To the first floor there are four bedrooms three of which are double and one with En-suite plus a family bathroom. The property also benefits from double glazing, gas central heating, off road parking for a number of vehicles. Offering flexible accommodation this extended property is highly recommended for viewing to appreciate the location, condition and all that is on offer.



Entrance Hall

Two hardwood double glazed leaded windows to front, double radiator, stairs, door to:

Lounge 18'0" x 12'4" (5.49m x 3.75m)

Bay window to front, set in feature wooden surround and inset, cast- iron wood burner with glass door, double radiator.



Kitchen/Dining Room 26'7" x 15'2" (8.11m x 4.63m)

Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge/freezer, plumbing for dishwasher, fitted electric range, five ring gas hob with extractor hood over, two uPVC double glazed windows to side, uPVC glazed window to side, two hardwood double glazed velux skylight, double radiator, ceramic tiled flooring, uPVC double glazed entrance double door to rear, door to:



Utility Room 16'2" x 6'4" (4.93m x 1.93m)

Fitted with a matching range of base and eye level units, 1+1/2 bowl sink unit with mixer tap, plumbing for automatic washing machine, vent for tumble dryer, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance door to side, door to:

WC

UPVC frosted double glazed window to side, two piece suite comprising, pedestal wash hand basin and low-level WC, heated towel rail, ceramic tiled flooring.

Morning Room

UPVC double glazed bay window to rear, double radiator.

Bedroom 5 8'3" x 7'3" (2.52m x 2.21m)

Hardwood double glazed window to front, radiator.



Bedroom 1 14'4" x 11'7" (4.37m x 3.53m)

Hardwood double glazed bay window to front, Storage cupboard, radiator, door to:

Bedroom 2 6'7" x 9'9" (2.00m x 2.98m)

Hardwood double glazed window to front, hardwood double glazed window to side, double radiator, door to:

En-suite

Fitted with three piece suite comprising wash hand basin with base cupboard, mixer tap and half ceramic tiled walls and tiled shower cubicle with glass screen, hardwood double glazed window to rear, heated towel rail, ceramic tiled flooring.

Bedroom 3 12'6" x 12'4" (3.81m x 3.76m)

Hardwood double glazed window to rear, Storage cupboard, fitted with a range of wardrobes double wardrobe(s) with hanging rail, shelving, overhead storage and drawers, double radiator, two double doors, door to:

Bedroom 4 15'6" x 9'6" (4.72m x 2.89m)

UPVC double glazed window to front, two Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving, overhead storage and drawers, double radiator, two double doors, door to:

Landing

Door to:

Bathroom

Four piece suite comprising deep panelled bath, pedestal wash hand basin, tiled shower cubicle with glass screen and low-level WC, half ceramic tiled walls, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Outside Front

Enclosed front garden with block paved driveway. Laid mainly to lawn with mature planting of flower beds.

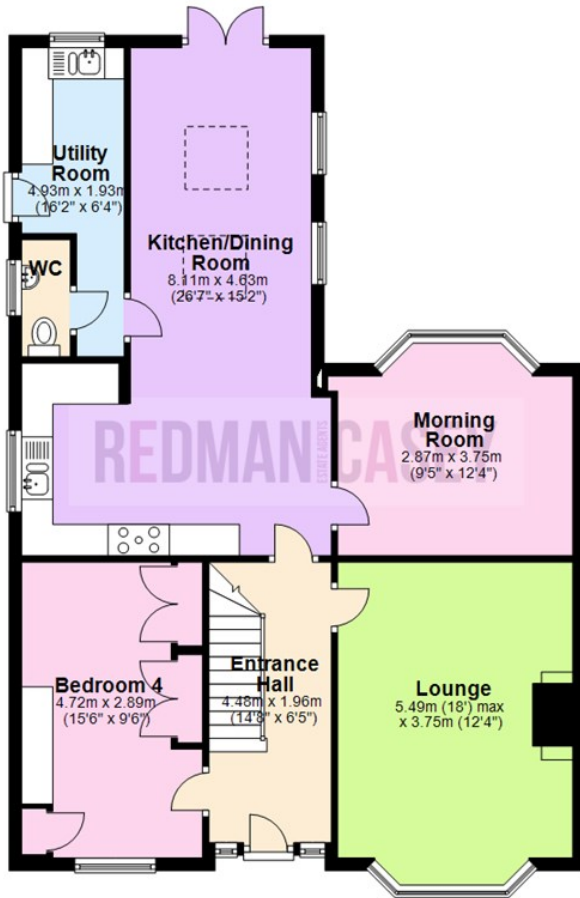
Outside Rear

Enclosed private garden laid to lawn with mature planting and patio seating area.



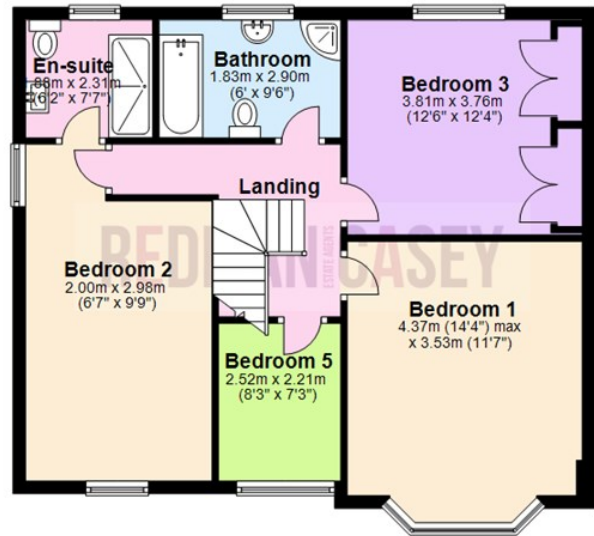
Ground Floor

Approx. 96.1 sq. metres (1034.0 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.8 sq. feet)



Total area: approx. 164.9 sq. metres (1774.8 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		80
(55-68) D	69	
(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	

