

**Austins House, 3 Higher Austins, Lostock, Bolton, Greater Manchester, BL6 4NA**



## Offers In The Region Of £420,000

Tucked away along a country lane this spacious period mid terraced property offers superb and spacious accommodation over three floors. The property has been maintained and sympathetically renovated by the current owners to provide a superb family home. The accommodation on offer starts with a wide entrance hall, lounge with feature fireplace, archway to sitting room, hallway, fitted kitchen and cloak room wc. useful cellar room for dry storage, to the first floor there is a master bedroom with dressing room, a further double bedroom and luxury shower room, to the second floor there is a superb double bedroom leading to a study / office / occasional bedroom. Outside there are gardens to the front and yard area to the rear with off road parking. Stunning open views to the rear over open fields and access to countryside walks, The property is ideally located for access to local shops, schools and Middlebrook retail park along with transport links for both motorway and rail, viewing is essential to appreciate all that is on offer.

- Charming Period Mid Terrace
- Modern Fitted Kitchen
- 3 Bedrooms Plus Occasional Bedroom
- Open Views To Rear
- EPC Rating TBC
- Spacious Reception Rooms
- Useful Cellar
- Superb Fitted Shower Room
- Ideally Located
- Council Tax Band C



Welcome to this charming period mid terraced house located in the picturesque area of Higher Austins, Lostock, Bolton. This property boasts two spacious yet cosy reception rooms, perfect for relaxing with family and friends. With three bedrooms, plus there is ample space for a growing family or for those in need of a home office or guest room. The property features a superb fitted kitchen, stunning shower room ensuring convenience and comfort for the residents. Imagine waking up to stunning countryside views right from your bedroom window, offering a peaceful and serene atmosphere. Situated in a family-friendly neighbourhood, this house is surrounded by local schools, making it an ideal choice for families with children. Additionally, excellent transport links provide easy access to the Manchester city centre and beyond, perfect for commuters or those who enjoy exploring the surrounding areas. Don't miss the opportunity to make this lovely house your new home, where you can enjoy the best of both worlds - a tranquil countryside setting with convenient amenities nearby. Contact us today to arrange a viewing and experience the charm of this property for yourself.



### Entrance Hall

Radiator, picture rail, coving to ceiling, stairs to first floor landing, uPVC double glazed entrance door, door to:

### Lounge 14'8" x 13'5" (4.48m x 4.08m)

UPVC double glazed bay window to front, feature fireplace set in surround and tiled inset, cast-iron grate, radiator, three wall lights, coving to ceiling, open plan to:



### Sitting Room 16'8" x 13'5" (5.07m x 4.08m)

Hardwood double glazed window to rear, fireplace, radiator, exposed wooden flooring, coving to ceiling with recessed spotlights, door to:

### Hall

Built-in under-stairs access to useful storage cellar, door to:

### Kitchen/Breakfast Room 17'4" x 9'5" (5.28m x 2.86m)

Fitted with a matching range of dark blue base units with contrasting white wall units, round edged worktops, composite sink unit with mixer tap and tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine and dishwasher, space for fridge and freezer, electric point for cooker with pull out extractor hood over, two hardwood double glazed windows to rear, Arched frosted window to side, radiator, LVT flooring, door to:



### WC

Hardwood frosted double glazed window to rear, fitted with two piece white suite comprising, wall mounted wash hand basin and low-level WC, double radiator, vinyl tiled flooring.



### Landing

UPVC double glazed window to rear with views of open countryside, access to loft space, stairs to second floor landing, door to:

### Dressing Area 10'8" x 5'11" (3.26m x 1.80m)

Window to front, coving to ceiling, archway to:

### Bedroom 1 14'7" x 13'5" (4.44m x 4.08m)

UPVC double glazed window to front, heated towel rail, picture rail, coving to ceiling.

### Bedroom 2 16'9" x 8'3" (5.11m x 2.51m)

UPVC double glazed window to rear with views of open countryside, ornamental feature fireplace with cast iron surround, radiator, coving to ceiling.

### Shower Room

Refitted with three piece modern white suite comprising double shower enclosure with wet wall panelling and glass screen, wall mounted wash hand basin with mixer tap and WC with hidden cistern, full height ceramic tiling to two walls, heated towel rail, extractor fan, wall mounted, mirrored cabinets with under lighting, vinyl flooring.

### Landing

door to:

### Bedroom 3 11'3" x 13'2" (3.43m x 4.02m)

Double glazed velux skylight with panoramic views of open countryside, radiator, sloping ceiling.

### Office 9'10" x 13'2" (3.00m x 4.02m)

Two double glazed velux skylight, radiator, sloping ceiling, door.

### Outside

Front garden with grassed area, mature tree, flower and shrub borders and paved sun patio, pathway leading to front entrance door. Rear, enclosed by brick wall to side, concrete hard standing parking space on rear road is available currently on a ground rent of £2.50 per annum.





Total area: approx. 159.8 sq. metres (1720.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

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

