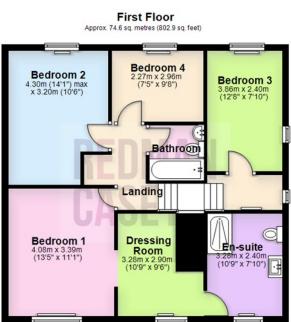
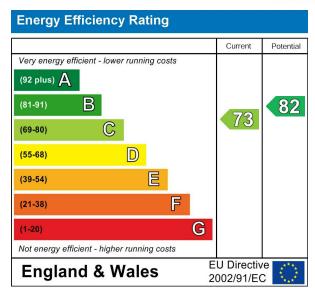


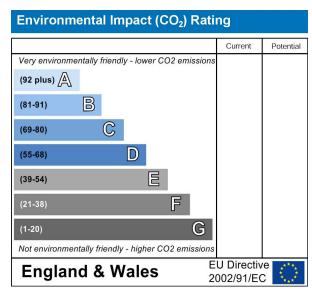
Porch



Total area: approx. 157.8 sq. metres (1698.5 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 Planupo.









63 St. Leonards Avenue, Lostock, Bolton, BL6 4JE

We are please to offer for sale this extended detached family home. Ideally located on this highly popular residential development offering excellent access to sought after local schools for primary and secondary along with access to M61 & Railway station at Horwich Parkway and Middlebrook retail park.

The property offers flexible accommodation with 2 reception rooms, conservatory, large open plan living kitchen diner and cloaks w.c. To the first floor there are 4 generous bedrooms the master having built in wardrobes, en-suite dressing room and shower room, family bathroom fitted with a three piece suite. Outside there are gardens and parking to the front and easy maintained rear garden with artificial lawn and gravelled patio. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £500,000













Superb extended and well-presented detached WC family home ideally positioned on this highly popular development. Having been extended a fantastic family home. The internal layout flooring comprises: Two generous reception rooms accessing to the conservatory and a stunning open plan kitchen, living and diner. There is UPVC double glazed leaded window to front, access also to an integral single garage which is currently used as a gym. To the first floor there is a superb master suite. The original master bedroom with recently fitted wardrobes has been opened up into what was the original third bedroom to create a dressing room and then through into a spacious en suite shower room. There are 3 additional double bedrooms with bedroom 2 having fitted wardrobes and a family bathroom fitted with a Conservatory three piece suite. Outside there is a double Half brick construction with uPVC double Bedroom 1 stocked rockery, to the rear there is a low to appreciate all that is on offer.

UPVC double glazed window to front, uPVC double glazed window to side, laminate flooring, uPVC double glazed entrance door, door to:

Entrance Hall

with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water plumbing for washing machine, carpeted stairs to first floor landing door to:

Fitted with two piece white suite comprising,

15'5" x 13'4" (4.70m x 4.07m)

living flame effect electric fire set in timber Power and light connected, wall mounted gas surround and marble effect inset and hearth, combination boiler serving heating system and double radiator, radiator, dado rail, coving to domestic hot water plumbing for washing textured ceiling, open plan, door to:

Dining Room

12'1" x 12'3" (3.68m x 3.73m)

Window to rear, radiator, dado rail, coving to Landing textured ceiling, door to:

width concrete printed driveway and well glazed windows, double glazed and power 13'5" x 11'1" (4.08m x 3.39m) and lights connected, two windows to side, two UPVC double glazed leaded window to front, maintenance garden with artificial lawned are windows to rear, uPVC double glazed window fitted bedroom suite with a range of wardrobes and gravelled sun patio. Viewing is essential to front, double radiator, laminate flooring, comprising built-in triple wardrobe(s) with part

Kitchen/Diner

21'0" x 16'4" (6.40m x 4.99m)

and eyelevel units with underlighting, fitted dressing table and drawers, radiator, door drawers, cornice trims and complementary to granite worktops, matching island unit with Radiator, laminate flooring, dado rail, stairs cupboard drawers under, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level

electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double wall mounted wash hand basin with tiled glazed leaded window to rear, radiator, to both to the ground and first floor has created splashback and low-level WC, laminate Feature vertical radiator, laminate flooring, uPVC double glazed side door to garden, door

17'2" x 8'1" (5.23m x 2.47m)

machine, plastered walls and ceiling currently used as a gym, remote-controlled electric up and over door.

UPVC double glazed leaded window to side, radiator door to:

uPVC double glazed french doors to garden, mirrored sliding doors, radiator, open plan,

Dressing Room

10'9" x 9'6" (3.28m x 2.90m)

Fitted with a matching range of pale blue base UPVC double glazed leaded window to front,

Fitted with three piece white suite comprising inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, tiled double shower enclosure and











low-level WC, extractor fan, uPVC frosted deep panelled bath with shower over and space for two cars. double glazed leaded window to front, glass screen, pedestal wash hand basin with Private rear garden, enclosed by timber radiator, ceramic tiled flooring.

Bedroom 2

14'1" x 10'6" (4.30m x 3.20m)

UPVC frosted double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with part mirrored sliding doors, radiator.

Bedroom 4

7'5" x 9'9" (2.27m x 2.96m)

UPVC double glazed leaded window to rear,

Bathroom

Fitted with three piece white suite comprising

ceramic tiled flooring

Bedroom 3

12'8" x 7'10" (3.86m x 2.40m)

UPVC double glazed leaded window to rear, uPVC double glazed leaded window to side, radiator

Open plan front garden, brick wall side with large rockery area with mature flower and shrub borders, double width concrete and pattern driveway to the front with car parking

mixer tap and low-level WC, ceramic tiling to fencing to rear and sides, gravelled sun patio three walls, heated towel rail, extractor fan, with artificial lawned area, side gated access outside water tap and courtesy lighting