



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 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 (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	

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 family home ideally positioned on this highly popular development. Having been extended to both to the ground and first floor has created a fantastic family home. The internal layout comprises: Two generous reception rooms accessing to the conservatory and a stunning open plan kitchen, living and diner. There is 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 three piece suite. Outside there is a double width concrete printed driveway and well stocked rockery, to the rear there is a low maintenance garden with artificial lawned area and gravelled sun patio. Viewing is essential to appreciate all that is on offer.

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

Entrance Hall
Radiator, laminate flooring, dado rail, stairs 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:

Kitchen/Diner
21'0" x 16'4" (6.40m x 4.99m)
Fitted with a matching range of pale blue base and eye level units with underlighting, drawers, cornice trims and complementary granite worktops, matching island unit with 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 glazed leaded window to rear, radiator, Feature vertical radiator, laminate flooring, uPVC double glazed side door to garden, door to:

Garage
17'2" x 8'1" (5.23m x 2.47m)
Power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water plumbing for washing machine, plastered walls and ceiling currently used as a gym, remote-controlled electric up and over door.

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

Bedroom 1
13'5" x 11'1" (4.08m x 3.39m)
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with part mirrored sliding doors, radiator, open plan, door to:

Dressing Room
10'9" x 9'6" (3.28m x 2.90m)
UPVC double glazed leaded window to front, fitted dressing table and drawers, radiator, door to:

En-suite
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

WC
Fitted with two piece white suite comprising, wall mounted wash hand basin with tiled splashback and low-level WC, laminate flooring.

Lounge
15'5" x 13'4" (4.70m x 4.07m)
UPVC double glazed leaded window to front, living flame effect electric fire set in timber surround and marble effect inset and hearth, double radiator, radiator, dado rail, coving to 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 textured ceiling, door to:

Conservatory
Half brick construction with uPVC double glazed windows, double glazed and power and lights connected, two windows to side, two windows to rear, uPVC double glazed window to front, double radiator, laminate flooring, uPVC double glazed french doors to garden, door to:



low-level WC, extractor fan, uPVC frosted double glazed leaded window to front, 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, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to three walls, heated towel rail, extractor fan, 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.

Outside
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 space for two cars. Private rear garden, enclosed by timber fencing to rear and sides, gravelled sun patio with artificial lawned area, side gated access outside water tap and courtesy lighting.