

22 Silver Birch Close, Lostock, Bolton, BL6 4GF



Offers Over £550,000

Four bedroom superbly presented four bedroom detached property. Located in a quiet residential location, with easy access to countryside offering walks and cycle routes in rural setting local schools, shops, local amenities and good access to major road and rail links for convenient commute to Manchester or Preston. This four bedroom executive home benefits from En-suite to master bedroom, and bedroom three gardens to front and rear, double garage and off road parking, patio seating area, fully double glazed and gas central heating. utility room. Viewing is essential to appreciate the location, condition and all this home has to offer.

- Detached
- En-suite facilities to two bedrooms
- Double Garage
- Gardens Front And Rear
- EPC C
- Four Bedroom
- Utility Room
- Off Road Parking
- Council Tax Band F



Superbly presented four-bedroom detached residence set within a peaceful residential area, offering a perfect blend of rural charm and modern convenience. With easy access to picturesque countryside walks and cycle routes, as well as local schools, shops, and amenities, the property is ideally positioned for family living. Commuters will appreciate the excellent road and rail links to both Manchester and Preston. This executive home benefits from en-suite facilities to the master bedroom and bedroom three. Gardens to front and rear, double garage, off-road parking, patio seating area, fully double glazed, gas central heating and utility room. Viewing is essential to appreciate the location, condition and all this home has to offer.

Entrance Hall

Radiator, stairs, metal double glazed obscure entrance door to front:

Lounge 15'11" x 11'10" (4.84m x 3.60m)

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

Lounge 9'1" x 8'5" (2.76m x 2.57m)

UPVC double glazed window to front, double radiator,:

Storage

Dining Room 12'0" x 8'9" (3.66m x 2.67m)

Radiator, uPVC double glazed entrance double door to rear:

Kitchen 11'11" x 10'7" (3.63m x 3.22m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and acrylic, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in integrated fridge/freezer and dishwasher, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring:

Utility Room 6'9" x 5'8" (2.05m x 1.72m)

Matching range of base units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, uPVC double glazed window to side, radiator, ceramic tiled flooring, metal double glazed frosted entrance door to rear:

WC

Two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, two radiators, ceramic tiled flooring.

Double Garage

Up and over doors.



Landing

UPVC double glazed window to side, stairs, door to Storage cupboard:

Bedroom 1 19'7" x 14'10" (5.98m x 4.51m)

Two hardwood double glazed velux windows, uPVC double glazed window to front, radiator,

En-suite

Hardwood double glazed velux window, radiator, door to:

Dressing Room 6'5" x 10'10" (1.96m x 3.30m)

Wardrobe, open plan.

Bedroom 2 15'7" x 11'10" (4.74m x 3.60m)

UPVC double glazed window to front, radiator, :

Bedroom 3 9'3" x 18'1" (2.82m x 5.51m)

Two uPVC double glazed windows to rear, two radiators.

En-suite

Three piece suite comprising pedestal wash hand basin, recessed shower enclosure with glass screen and low-level WC, tiled surround, uPVC frosted double glazed window to side, radiator,

Bedroom 4 9'4" x 13'8" (2.84m x 4.17m)

UPVC double glazed window to front, radiator,:

Bathroom

Four piece suite comprising deep panelled bath, pedestal wash hand basin, shower enclosure with glass screen and low-level WC, tiled surround, extractor fan, uPVC frosted double glazed window to rear, radiator, door.

Landing

Door to Storage cupboard.

Outside Front

Laid to lawn with mature planting leading to side of property.

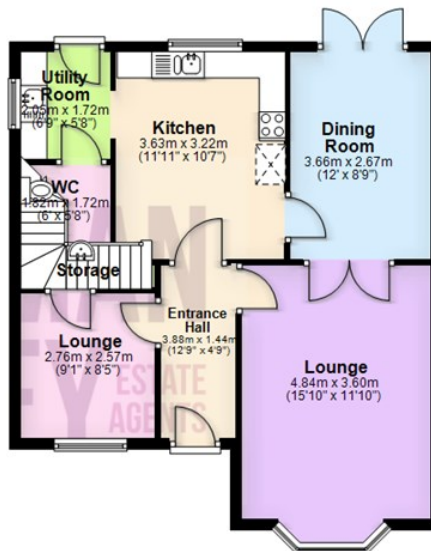
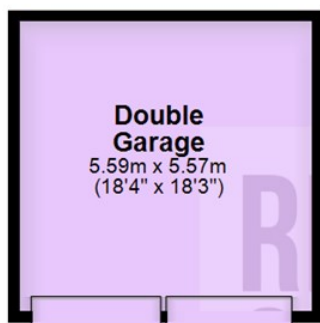
Outside Rear

Enclosed rear garden laid to lawn with mature planting and patio dining area.



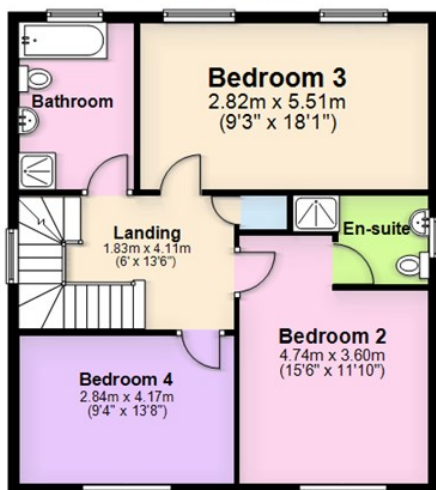
Ground Floor

Approx. 94.6 sq. metres (1018.2 sq. feet)



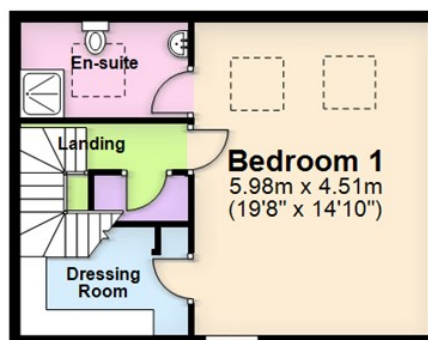
First Floor

Approx. 63.2 sq. metres (680.4 sq. feet)



Second Floor

Approx. 46.6 sq. metres (500.9 sq. feet)



Total area: approx. 204.3 sq. metres (2199.4 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	

