



## Stockmar Grange

Bolton, BL1 5GQ

Offers around £450,000



This four-bedroom end townhouse situated on the leafy green, gated development of Stockmar Grange in Markland Hill is deceptively spacious with approximately 1,700 sq ft of internal accommodation across three floors, with excellent schools and amenities nearby, making it an attractive choice for family life. The interiors are presented in excellent condition with a contemporary neutral style throughout, and the gated entrance provides an increased sense of security in an already quiet and sought-after location.

A brief overview of the accommodation includes an entrance hall, front lounge, dining room, open plan kitchen and family room, downstairs WC, four double bedrooms, two with en-suites, and a family bathroom. Externally is a suntrap garden and designated parking for two cars at the rear.



Living Space

With a pleasant green outlook through large windows, the front lounge is one of two sitting areas that give flexibility for family life. Its fresh white walls complement the dark wood floor, and a pair of internal French doors open onto the dining room. The doors allow an open plan flow if desired, or alternatively provide a traditional layout, again adding versatility to suit the demands of modern family life.

The integrated Siematic kitchen features a comprehensive range of Neff appliances, including an oven, grill, and microwave, four-ring hob with extractor hood, dishwasher, washing machine, and a Franke sink with drainer and mixer tap. There's also an allocated space for an American style fridge-freezer, and a breakfast bar for two which adds to its appeal as a convenient social space.

The breakfast bar sits next to the open aspect family room which provides another sitting area at the end of the kitchen, though it would be highly suitable as a dining area with its proximity to the kitchen. It's a bright and airy space with a floor to ceiling window and French doors onto the back garden.

The entrance hall adds extra space and practicality, as does the downstairs WC located underneath the stairs.

Bedrooms & Bathrooms

The generous proportions continue upstairs, where the four bedrooms and three bathrooms are all presented in excellent condition across the first and second floors.

Spanning the full width of the first floor at the rear, the master is a fantastic size with three windows pouring in an abundance of natural light, enhancing the bright and airy interiors. The master is fitted with two sets of integral wardrobes, and it's four piece en-suite comprises a walk-in shower, wash basin, WC, and large bathtub. The second bedroom also benefits from an en-suite, in addition to large windows which overlook the pleasant green outlook to the front.

Up to the second floor and two more double bedrooms showcase sloped ceilings and Velux windows which add a touch of character. Both bedrooms on this floor allow plenty of space for double beds and could alternatively be used as a generous office space if working from home. The family bathroom on this floor also features a sloped ceiling and a Velux window, with a three-piece suite comprising bath with shower over and tiled surrounds, wash basin and WC.

Outside Space

In addition to the two designated parking spaces at the rear, the back garden is ideally suited to those in search of a private outdoor space without the hassle of lots of maintenance. The patio and elevated lawn with walled boundary is southwest facing, affording plenty of sun in the afternoons and evenings, an ideal and highly private spot to enjoy relaxing in the sun.

Location

Stockmar Grange is a highly sought after location with its easy access to transport links, fantastic schools, and a vast selection of amenities nearby, all while benefitting from the peace and quiet of an exclusive gated cul-de-sac.

Middlebrook Retail Park is accessible within a 10-minute drive, offering everything from large supermarkets and restaurants to leisure and entertainment facilities. Lostock railway station is just over a mile away, and the motorway network is under 10 minutes in the car via junction 5 of the M61.

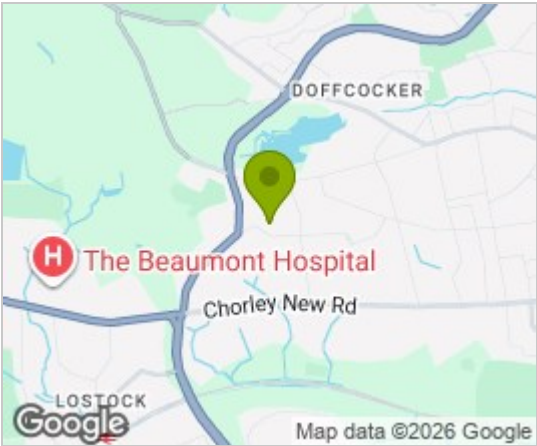
There are plenty of cafes, restaurants and bars nearby, including the popular Victoria Inn which is within easy walking distance. Markland Hill Racquets Club is also on the doorstep. Doffcocker Lodge and the nearby countryside also offer countless scenic trails for dog walks or Sunday strolls.

The highly regarded Bolton School and Cleavelands Preparatory School are both within walking distance, as are other good quality schools, including nurseries, primary and secondary schools, and Sixth Forms.

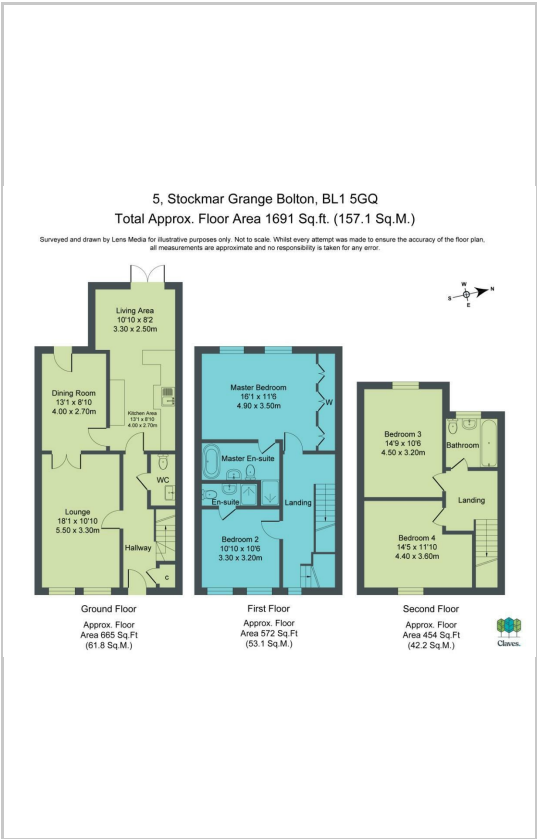
Key Details

Tax band: F  
Tenure: Leasehold  
Ground rent: £200 per annum  
Lease term: 999 years from 1st January 2002  
Service charge: £105 per month  
The service charge covers 24 hour communal CCTV, electric privacy gate and street lighting, grounds maintenance, gutter cleaning, and drainage.  
Heating: Underfloor heating on the ground floor, radiators on first and second floors  
Boiler: Viessman combi, located in the kitchen  
Security: Gated entrance, communal CCTV, and the house is alarmed

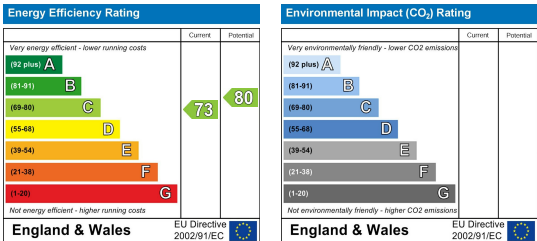
Area Map



Floor Plans



Energy Efficiency Graph



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