



73 The Hoskers, Bolton, BL5 2DW

£367,950

Immaculately presented four bedroom detached family home situated in the Popular Area of Westthoughton well located within walking distance of outstanding local schools, including the Ofsted "Outstanding" Eatock Primary School, walking distance to Daisy Hill train station and being just minutes from the local motorway network with strong links to Manchester, Preston, Blackburn and beyond. Easy access to Westthoughton Town Centre which offer an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. for its Westthoughton centre is within a five minute drive which is a thriving area full of local and high street shops, boutiques, bars & restaurants, perfect for those who like to shop and socialise.

The property overlooks the beautiful Eatock Lodge Nature Reserve offering a variety of activities, including walking, running, and birdwatching amidst the picturesque surroundings. The park's well-maintained trails offer an enjoyable experience for both casual strolls and more challenging hikes. Whether you prefer a leisurely walk or an invigorating run, the park's natural beauty and diverse terrain provide the perfect setting for an active outdoor adventure. Westthoughton experiences a temperate maritime climate, making it an ideal location for year-round walking and hiking activities.

INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE

ENTRANCE HALL

External entrance door, double glazed window to front aspect, radiator, high gloss tiled floor, access to lounge, kitchen diner and stairs leading to first floor.

DINING KITCHEN

Fitted with a wide range of wall and base units with built electric oven, electric hood with hood extractor over. Plumbed for auto washer, wine cooler, tall fridge freezer. High gloss tiled floor, two radiators, double glazed windows to the front and rear aspects.

DINING ROOM

Double glazed window to front aspect, radiator, high gloss tiled floor, double glazed patio doors to conservatory.

CONSERVATORY/LOUNGE FAMILY ROOM

Currently used as a lounge and family entertainments room, double glazed French doors leading out to the garden, high gloss tiled floor, door leading to bedroom four.

BEDROOM FOUR

Formerly a garage that has been converted and currently used as a fourth bedroom or can be used as an office/playroom. Double glazed window to front aspect, laminate flooring, radiator.

STAIRS LANDING

Double glazed window to rear aspect, radiator, doors to all bedrooms, bathroom and airing cupboard.

BEDROOM ONE

Double glazed window to front aspect, radiator, fitted wardrobes, door to en-suite.

EN-SUITE SHOWER

Double walk in shower with rain shower over, low level toilet and wash basin. High gloss tiled floor, PVC panelled walls, vertical chrome radiator, double glazed window to front aspect.

BEDROOM TWO

Double glazed window to front aspect, radiator, loft access.

BEDROOM THREE

Double glazed window to rear aspect, radiator, fitted wardrobes.

FAMILY BATHROOM

P shaped panelled bath with shower over, fixed shower screen, low level toilet and wash basin to vanity unit, tiled floor, PVC panelled walls. Double glazed window to rear aspect,.

EXTERIOR FRONT

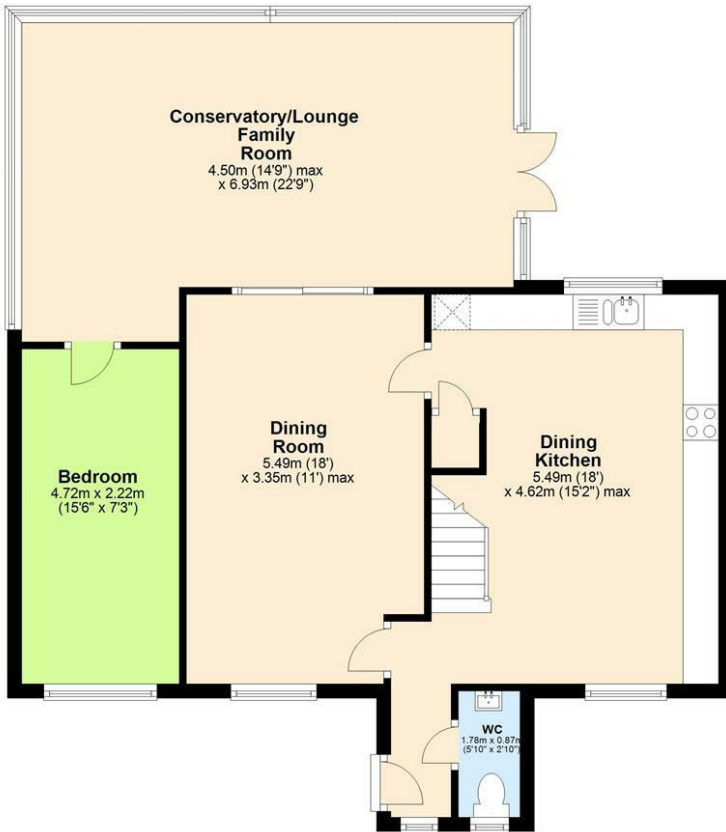
The driveway provides off road parking for 2/3 cars. Garden laid to lawn overlooking the beautiful Eatock Lodge Nature Reserve.

EXTERIOR REAR

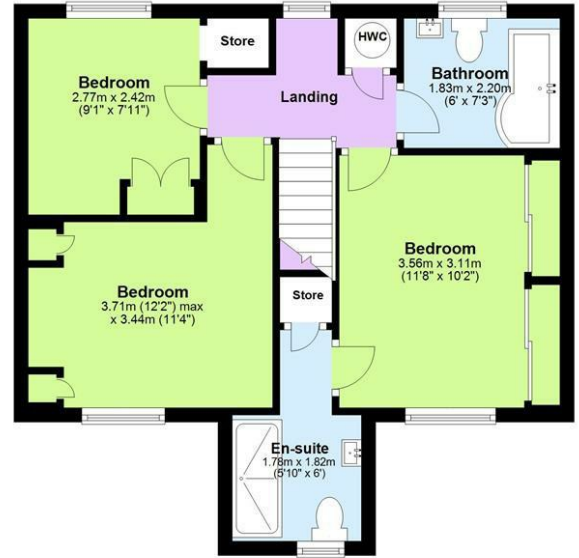
Enclosed landscaped garden which is not directly overlooked. Laid mainly to lawn with well established shrubs and trees to borders. Decorative pebbled areas and a good size raised decked area.

Floor Plan

Ground Floor

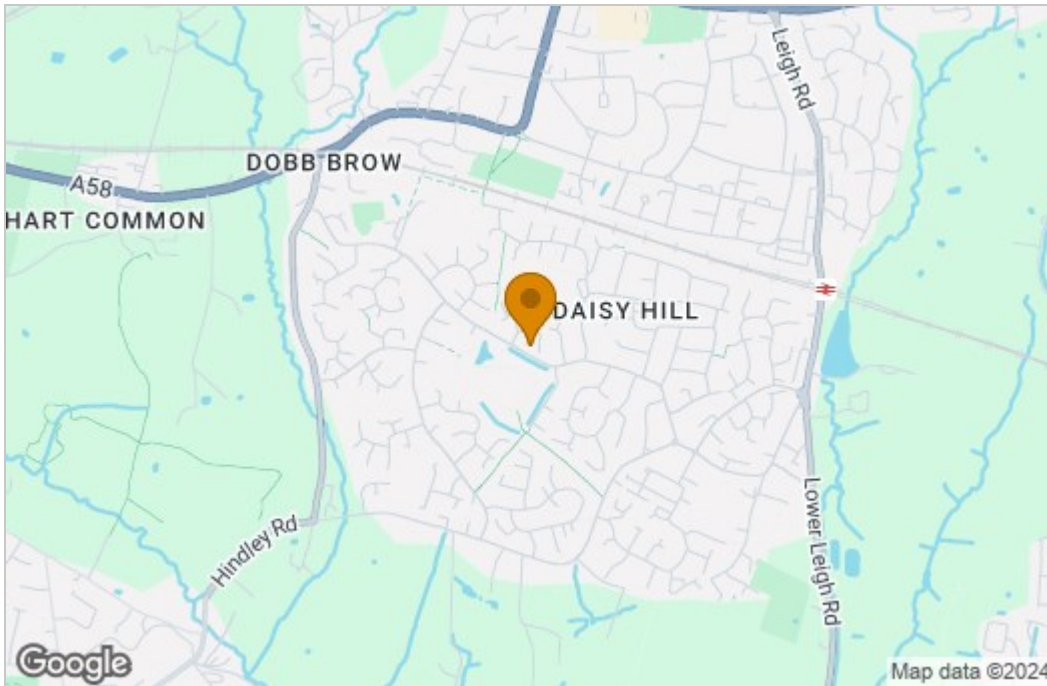


First Floor



Total area: approx. 128.4 sq. metres (1382.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

67 Church Street, Westhoughton, Bolton, BL5 3RZ

Tel: 01942 842409 Email: lettings@copelandsproperty.co.uk www.copelandsproperty.co.uk