



9 Princethorpe Close, Lostock

£360,000 Leasehold

Four bedroom detached property • Modern kitchen with integrated appliances • Large lounge • Orangery • Downstairs W.C. • Bedroom one with en-suite shower room • Bedrooms 2/3/4 all with fitted wardrobes • Integral garage • Driveway for multiple vehicles • Two minute walk to Lostock train station





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR

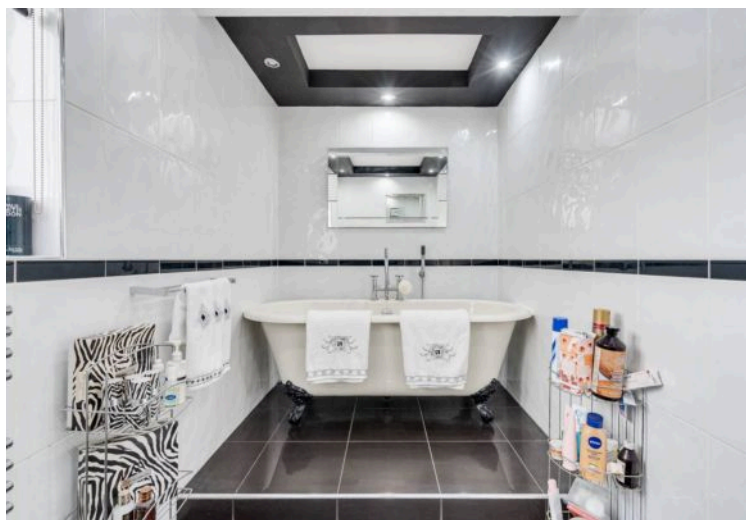


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £360,000 PLUS RESERVATION FEE

Situated in the sought-after area of Lostock, this exquisite four-bedroom detached house is a true representation of modern elegance and luxury living. Boasting a prime location just a two-minute walk away from Lostock train station, this property offers convenience and connectivity for its residents.

Upon entering the property, one is greeted by a spacious and inviting ambience. The ground floor features a large lounge area, providing an ideal setting for relaxation and social gatherings. The modern kitchen is equipped with integrated appliances, sleek cabinetry, and ample countertop space, offering both functionality and style for culinary enthusiasts.

Adding to the charm of the residence is the orangery, a versatile space that can serve as a dining area, home office, or a tranquil retreat for enjoying natural light and views of the surroundings. A convenient downstairs W.C. completes the ground floor layout, adding practicality for every-day living.

Ascending to the first floor, the property houses four well-appointed bedrooms, each designed to offer comfort and privacy. The master bedroom features an en-suite shower room, providing a private oasis for unwinding after a long day. Bedrooms 2, 3, and 4 all come equipped with built-in wardrobes, offering ample storage space and organisation solutions for residents.

Furthermore, the property includes an integral garage, providing secure parking and storage options for vehicles and belongings. The driveway, with space for multiple vehicles, ensures that residents and guests have convenient access to the property.

Perfect for those seeking a harmonious blend of comfort, convenience, and sophistication, this property offers a lifestyle of ease and luxury. The proximity to Lostock train station enhances the property's appeal, offering a seamless commute to neighbouring areas and beyond.

In conclusion, this four-bedroom detached house in Lostock presents an unparalleled opportunity for those in search of a modern and well-appointed residence. With its stylish interiors, practical features, and prime location, this property is sure to captivate discerning buyers seeking a place to call home. Don't miss your chance to experience the epitome of refined living in this exceptional property.