



19 Sky Lark Close, Lostock, BL6 4GQ
£274,995

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus contemporary bathroom, en suite and WC. Items of note include French doors to rear, off road parking and a well presented rear garden. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. There are 3 bedrooms, the master with en suite plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the rear with a single detached garage.

Tenure - Freehold

Estate Management Charges - £160 per year approx.

Council Tax - Band C

The property comprises

Ground Floor

Hallway

Lounge 9'10" x 12'1" (3.95m x 3.70m)

With fitted flooring.

Dining Kitchen 18'0" x 9'2" (5.51m x 2.81m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops. Integrated oven, hob and hood. French doors for access to rear. With fitted flooring.

Utility 7'7" x 5'4" (2.32m x 1.63m)

Having modern units with laminate worktops plus fitted flooring.

WC 5'4" x 3'0" (1.63m x 0.92m)

White sanitary ware plus tiling with fitted flooring.

First Floor

Landing

With fitted flooring

Bedroom 1 12'11" x 10'7" (3.94m x 3.25m)

With access to en suite plus fitted flooring.

En Suite 5'10" x 5'10" (1.78m x 1.78m)

Having white sanitary ware, tiling plus shower with fitted flooring.

Bedroom 2 9'5" x 9'3" (2.89m x 2.84m)

With fitted flooring.

Bedroom 3 9'6" x 8'5" (2.90m x 2.57m)

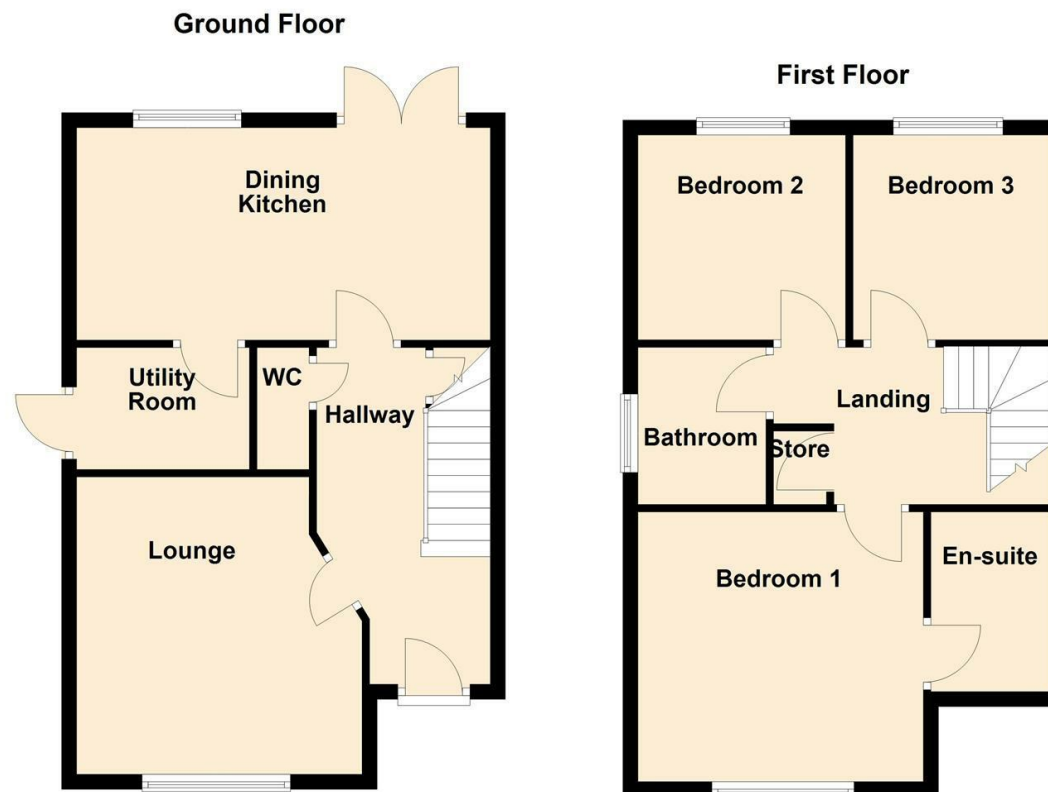
With fitted flooring.

Bathroom 6'10" x 5'6" (2.09m x 1.68m)

Having modern white sanitary ware, tiling plus bath with fitted flooring.

External

The gardens of the property are well presented. There is off road parking to the rear plus a detached garage.



19 Sky Lark Close, Bolton