



## Hollinhurst Farmhouse Old Hall Clough

Lostock, Bolton, BL6 4LB

A unique three bedroom semi detached renovated original farmhouse enjoying open plan cobble courtyard situated in a sought after location. Being ideally positioned for easy access for motorway network, within walking distance of Lostock Train Station and within reach of frequent and good bus routes Pleasant walks are also within easy reach, with High Rid Reservoir only being a short distance away. The rear of the property is accessed via Old Hall Clough from which the entrance to the cobble courtyard and front of the property is via a shared gate at the side of the garage.

The well designed internal accommodation benefits from, downstairs wc, spacious lounge / dining room with feature fireplace, fitted kitchen with built in appliances, three double bedrooms, master with ensuite, and family bathroom. An excellent purchase for the growing family and professional or retired couple and can only be fully appreciated by an initial viewing.

£398,500

# Hollinhurst Farmhouse Old Hall Clough

Lostock, Bolton, BL6 4LB



- Renovated Original Farmhouse
- Spacious Lounge / Dining Room
- Master Bedroom with Ensuite
- Ideal Purchase for the Growing Family, Professional or Retired Couple
- Superb Location
- Fitted Kitchen with Built in Appliances
- Double Glazed Windows
- Pleasant Courtyard Setting
- Three Double Bedrooms
- Single Attached Garage

## Front door leading to:

### Entrance Hall

Radiator, ceiling mouldings, understairs storage area, staircase to first floor.

### Downstairs WC

Two piece suite comprising of low flush toilet, wash hand basin, half tiled walls, tiled floor, radiator.

### Lounge / Dining Room

Feature attractive marble fireplace with gas coal effect fire, ceiling moulding, dado rail, three radiators.

### Kitchen

Range of fitted wall and base units with complementary worktops incorporating single bowl sink unit. Electric induction hob, electric oven, built in dish washer, built in washer dryer, built in fridge freezer, tiled between units, concealed lighting, tiled floor, radiator.

### First Floor Landing

Insulated and boarded loft storage with pull down ladder access.

### Master Bedroom

Two radiators.

### En-Suite

Three piece suite comprising of shower cubicle with mira shower, low flush toilet, wash hand basin, half tiled walls, laminate flooring, radiator.

### Bedroom Two

Radiator.

### Bedroom Three

Radiator.

### Bathroom

Three piece suite comprising of bath with mira shower, shower screen, built in vanity unit comprising of wash hand basin, low flush toilet, two wall units, built in cupboard with gas central heating boiler, laminate flooring, radiator.

### Heating

Gas Central Heating from the boiler in the bathroom.

### Outside

Single attached garage with up and over door, electric, power. Driveway provides parking to the side for two vehicles.

### Garden

Entrance via shared gate at the side of the garage

leading to cobbled attractive courtyard. Courtyard shared with three adjoining properties. Several well stocked raised beds.

## PROPERTY MISDESCRIPTION ACT 1991.

Chris Ball Sales & Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract. No representation of warranty is given regarding the property and the purchasers should rely on their own enquiries and inspection.

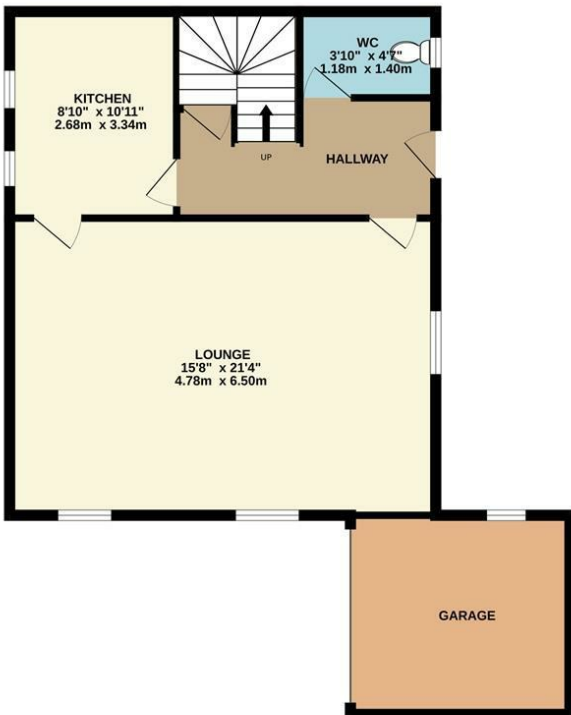


## Directions

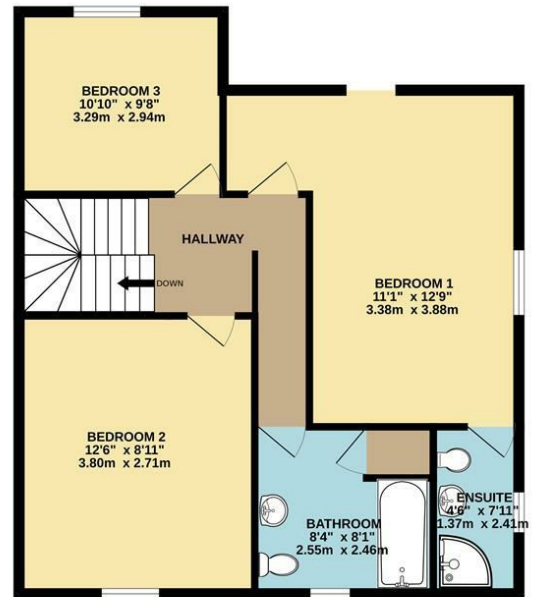


# Floor Plan

GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	