

12 St. Leonards Avenue, Lostock, Bolton, BL6 4JE



## Offers In The Region Of £440,000

Four bedroom detached property.

This four bedroom property is located in a very popular and quiet residential location. Close to local primary and secondary schools, easy access to motorway and rail links making commute into Manchester or Preston easy, local shops and Rivington Country Park. This spacious family home benefits from double glazing, off road parking, utility room, double garage, gardens front and rear with patio dining area. Viewing is highly recommended to appreciate all this spacious home has to offer.

- Detached
- Off Road Parking
- Gardens Front And Rear
- Spacious Accommodation
- Awaiting EPC
- Four Bedroom
- Double Garage
- Utility Room
- Council Tax Band F



Four bedroom detached property.

This spacious four bedroom detached property is located close to local primary and secondary schools, good major road and rail links making commute to Manchester or Preston easy, local shops amenities and easy access to Rivington Country Park. Situated in a quiet and very popular residential location and comprises:- Entrance hall, lounge, kitchen diner, utility room, WC, garage. To the first floor there are four bedrooms an En-Suite and a family bathroom. Outside there are gardens front and rear with driveway to garage. This spacious home is highly recommended for viewing to appreciate all that is on offer.

### Entrance Hall

Column radiator, stairs, hardwood entrance door to front, open plan,

### Storage

#### Lounge 19'7" x 14'8" (5.96m x 4.48m)

UPVC double glazed window to front, uPVC double glazed window to side, coal effect gas open fire set in feature marble surround, double radiator,

#### Kitchen/Dining Room 13'5" x 29'0" (4.09m x 8.84m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting and drawers, stainless steel sink unit with single drainer, built-in integrated fridge/freezer, plumbing for dishwasher, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, metal frame double glazed window to rear, double radiator, metal double glazed entrance patio side door to rear, :

#### Utility 8'8" x 6'5" (2.63m x 1.95m)

Fitted with a matching base units, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, vent for tumble dryer, uPVC double glazed window to side, double radiator, ceramic tiled flooring, uPVC entrance door to rear,

### WC

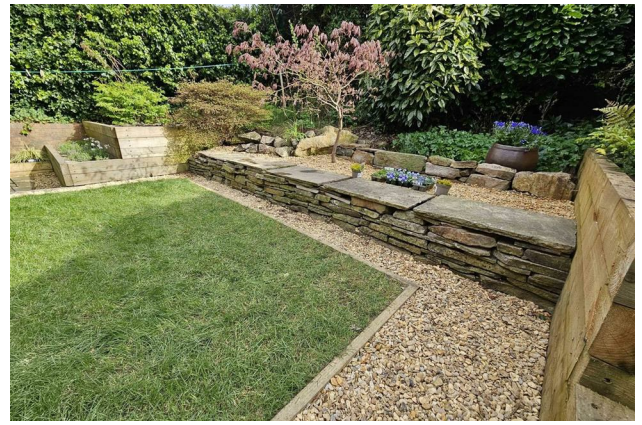
UPVC frosted double glazed window to side, two piece suite wash hand basin and low-level WC, ceramic flooring, :

### Garage

Integral double garage with power and light connected, electric metal roller door.

### Landing

UPVC double glazed window to front, Storage cupboard, radiator, double door, door to:



**Bedroom 1 11'7" x 11'9" (3.52m x 3.58m)**

UPVC double glazed window to front, radiator, :

**En-suite**

Three piece suite comprising pedestal wash hand basin with extensive ceramic and tiling, shower enclosure with glass screen and low-level WC, window to side, heated towel rail.

**Bedroom 2 11'1" x 12'5" (3.39m x 3.78m)**

UPVC double glazed window to front, radiator, .

**Bedroom 3 11'0" x 11'0" (3.36m x 3.35m)**

UPVC double glazed window to rear, radiator:

**Bedroom 4 10'2" x 9'9" (3.10m x 2.98m)**

UPVC double glazed window to rear, radiator.

**Bathroom**

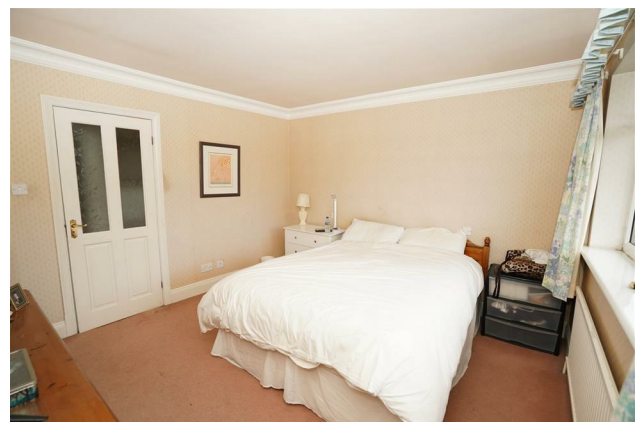
Four piece suite comprising sunken bath with shower enclosure with glass screen, pedestal wash hand basin with extensive ceramic and tiling, bidet and low-level WC, uPVC frosted double glazed window to rear, uPVC double glazed window to side, heated towel rail.

**Outside Rear**

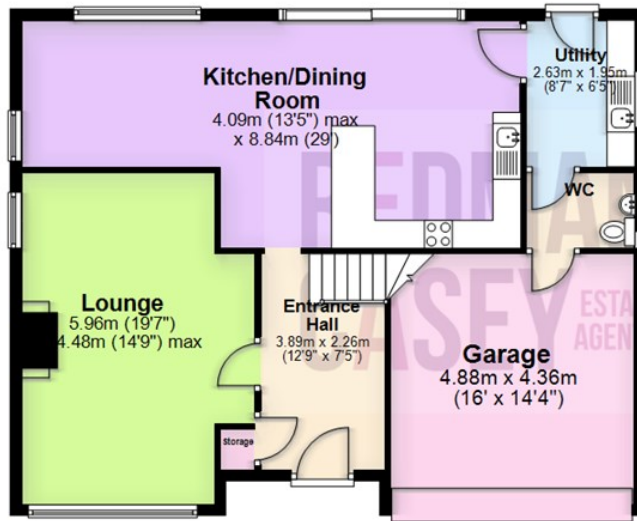
Enclosed rear garden with lawn, mature planting, patio dining area.

**Outside Front**

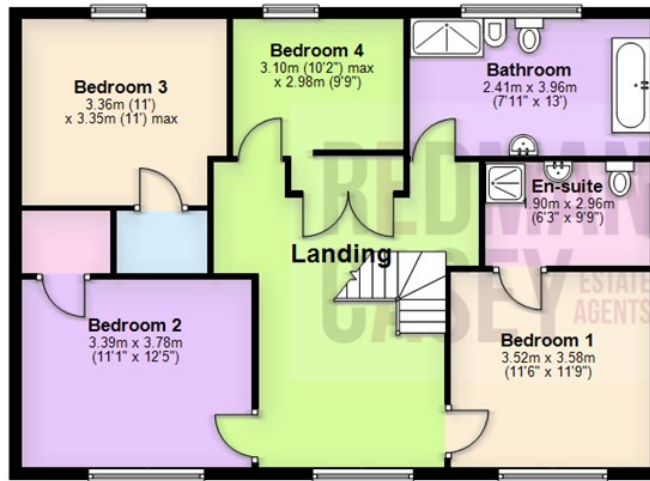
Garden laid to lawn with driveway leading to garage.



**Ground Floor**  
Approx. 96.2 sq. metres (1035.1 sq. feet)



**First Floor**  
Approx. 85.9 sq. metres (925.0 sq. feet)



Total area: approx. 182.1 sq. metres (1960.2 sq. feet)

The information provided in this brochure has been approved by the vendor; however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

