



6 Sky Lark Close, Lostock  
£370,000

**Miller Metcalfe**  
*Every step of the way*

## 6 Sky Lark Close

Lostock, Bolton

*Immaculate Corner Plot Detached / Open Plan Kitchen Extension / Fantastic Location Close To Middlebrook* Looking for something in true 'show home' standard that you can move straight into and enjoy immediately? This Immaculate detached residence stands proudly on a commanding and enviable corner plot. Benefitting from a substantial extension to rear which incorporates a stunning open plan kitchen which is truly the heart of the home, this fantastic property has so much to offer. Flowing elegantly with neutral and modern decor throughout, the house is a true credit to the current owner and we think this would make a great purchase for a growing family looking for more space. A spacious lounge is on offer in addition to a handy utility room and cloakroom. Furthermore, there's three generous bedrooms with the master benefitting from an en-suite bathroom. Externally the property enjoys off road parking and a well kept private garden to the rear. Sky Lark Close is a quiet and well regarded cul-de-sac of modern properties located in Horwich. Middlebrook retail park is a short stroll away where you'll find an abundance of amenities such as shops, restaurants and leisure facilities. For those who need to commute, Horwich Parkway rail station provides great links to Manchester and beyond as does the local M61 motorway network.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

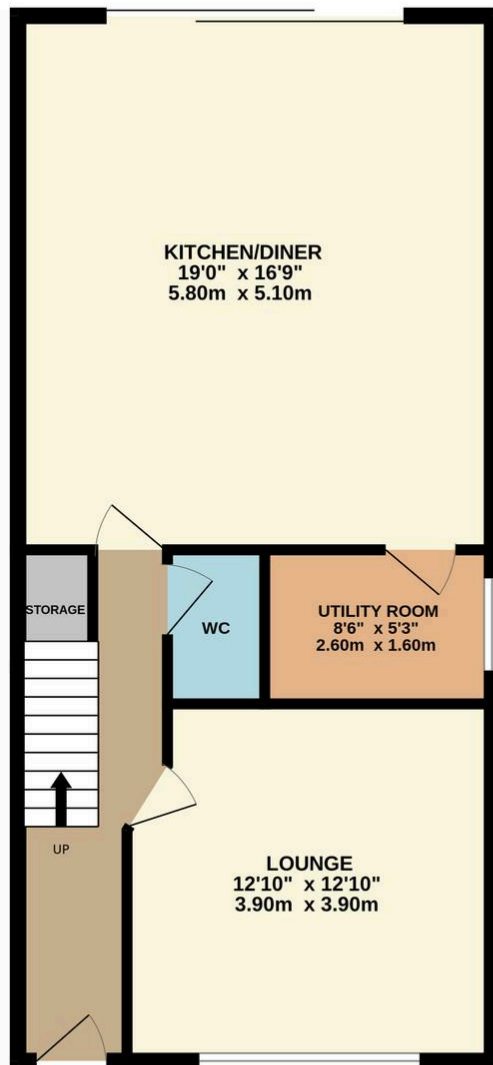




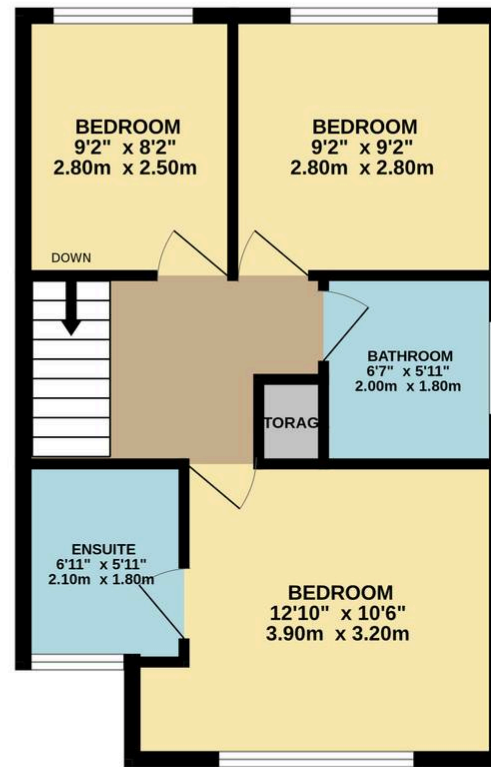




GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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## Bolton

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