

151 TEMPEST ROAD Lostock, Bolton, Lancashire BL6 4EP

Price Guide £700,000



- Extended Four Bedroom Semi Detached Home
- Ideal for Smallholding or Private Equestrian Use
- Just Over One Acre of Gardens and Paddocks
- Large Drive with Electric Car Charging Point
- Range of Useful Outbuildings
- Semi Rural Location yet Close to Amenities and Motorway Road Links
- Offered for Sale with No Upward Chain

REF: AR8402

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Westhoughton 2 miles • Horwich 4 miles • Bolton 4 miles

Manchester 14 miles • Preston 21 miles

A versatile and spacious four bedroom semi detached house in a semi rural location with just over an acre of gardens and paddock land, a range of outbuildings and driveway, ideal for private equestrian or smallholding use, offered for sale with no upward chain.

The property is located between Lostock and Chew Moor village. There is excellent access to both major road links including the M61 motorway and a mainline railway station at Lostock (approx. ½ mile) with free park and ride car park and services to Manchester. The property would suit someone who needs to commute to Bolton, Manchester or Preston.

A range of shops and amenities are available in the nearby towns of Bolton, Westhoughton, and Horwich with a large retail park on the edge of the town.

The property is located within a "Green Belt" area and the paddock land is subject to grazing restrictions.

THE RESIDENCE

An extended semi detached house with gas central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered at the side via an entrance door that leads into the **Hallway** with original Minton style tiles to the floor, and stairs leading to the first floor. A door to the right leads into a front **Reception Room** currently utilised as a formal dining room. There is a large bay window overlooking the front garden and open countryside beyond, wooden flooring and an ornate, feature fireplace recess (no fire).

The **Kitchen / Diner** is fitted with a range of wall and base units with slate worksurfaces, double bowl sink and mixer tap and a range of integrated appliances including dishwasher, wine cooler, double oven and grill. Additionally, there is a freestanding range style cooker (dual fuel) with gas hob and electric oven (currently not connected) with extractor over. Space for American fridge / Freezer, breakfast bar with storage below, spot lighting to ceiling, part tiled walls / splashbacks, tiled flooring, cloakroom, sky light to ceiling and double doors leading to a patio area and a door leading to:

Utility Area a compact space located under the stairs with plumbing for washing machine and space for tumble drier (stacked).

A door from the kitchen / diner opens into the **Reception Room** a light and airy space used as a lounge. The galleried landing overlooks this room. It has a high vaulted ceiling with, oak flooring and skylight to ceiling. A focal point of this room is the log burner and exposed brick wall behind. Double doors lead to the rear patio and gardens with two full length oak windows allowing lots of natural light to flood in, a door leads off to:

Inner Hallway leading to a separate wing including **Shower Room** with three piece suite comprising WC, wash basin with mixer tap and shower cubicle, there is tiling to the floor and walls.





There are **Two Ground Floor Bedrooms**, the larger bedroom is located at the rear of the residence with high vaulted style ceiling and double doors leading out to a decked patio terrace. The other bedroom with wooden flooring is currently used as an office with double doors to outside. This area is ideal for extended family or someone requiring ground floor bedroom and bathing facilities.

The **First Floor Landing** gives access to the loft space and has doors to:

Bedroom One with two windows to front overlooking the countryside, exposed wooden flooring, feature fireplace and door to **En suite** fitted with a three piece suite comprising wash hand basin on plinth with mixer tap, shower cubicle and WC, tiled floor and splashbacks and heated towel rail.

Bedroom Two another double room with side window and laminate flooring.

There is a glass galleried landing area at the rear overlooking the lounge with window to side and a built-in cupboard.

Family Bathroom fitted with three piece suite comprising oval freestanding bath with central taps, wall mounted wash hand basin and WC, part tiled walls / splashbacks, tiled flooring, heated towel rail, one full length window overlooking reception lounge and a rear window.



OUTSIDE, OUTBUILDINGS & LAND

Accessed from the road, a block paved driveway offers ample vehicle parking to the front and side of the residence with an electric car charging point.

There is a lawned garden to the front of the house with hedged front boundary and double gates give access to the rear. There are further lawned gardens to the side and rear of the property with various trees and shrubs. There is a high degree of privacy from the rear garden and three distinctive patio / seating areas all of which are decked, one of which has a glass roof covering / canopy, external wall mounted TV, and small pond / water feature. There is a **Greenhouse** and useful **Log Store**.

Outbuilding (Former Stable Block) of concrete block construction, metal roof, and timber cladding to the front with water tap, light and power, currently divided and utilised as **Storage Area, Workshop** and **Games / Party Room**. If required, this outbuilding could easily be converted back to stables. For measurements see floorplan.

The rear garden extends into a field under the same title as the house. To the left of the house, is a **Paddock** (on a separate title but included in the sale price), divided by hedging to provide two paddocks. Predominantly level and ideal for livestock. It is not currently grazed and is attracting an abundance of wildlife including deer. The property is located within a "Green Belt" area and the paddock land is subject to grazing restrictions.



IN ALL APPROX. 1 ACRES (About 0.4 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BOLTON COUNCIL

SERVICES

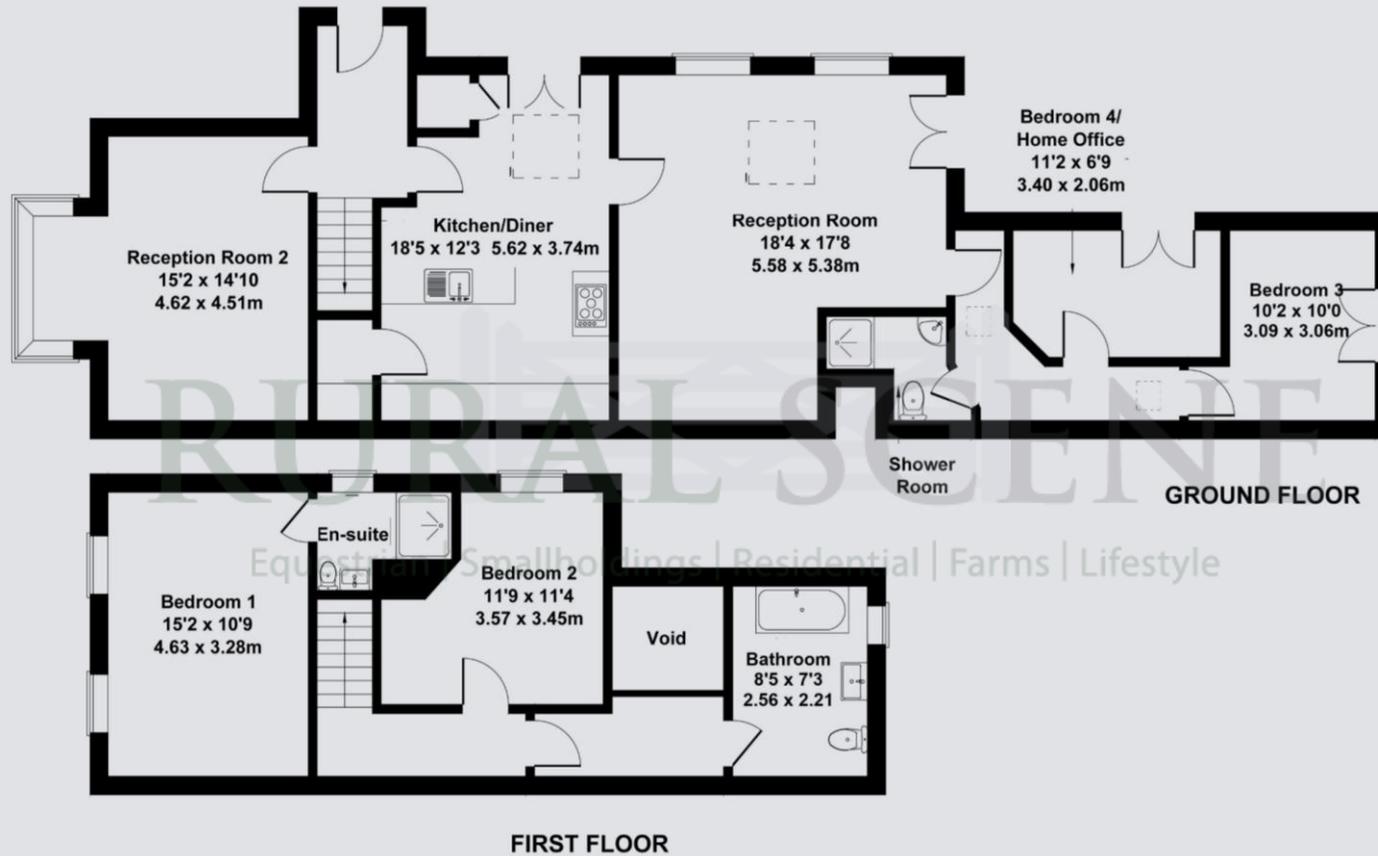
MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX E

DIRECTIONS

From junction 5 (Weshoughton / Bolton) of the M61, take the A58 towards Bolton . Follow the A58 and turn left onto Lock Lane. At the end of Lock Lane turn right onto Tempest Road then turn right onto New Tempest Road and continue onto Tempest Road. The destination will be on the right-hand side identified by our for sale board.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited 151 Tempest Road but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



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