

8 Shaftesbury Close, Lostock, Bolton, BL6 4AR



**£310,000**

Four bedroom extended semi detached property, located in the very popular and desirable location of Lostock. Close to local shops, schools, road and rail links making commute very easy. This property benefits from off road parking, gardens front and rear, detached garage, patio dining area, double glazing and gas central heating. This spacious property is recommended for viewing to appreciate, the location, condition and all this property has to offer.

- Four Bedroom
- Off Road Parking
- Gardens Front And Rear
- En Suite Bedroom
- Council Tax Band C
- Extended Semi Detached
- Garage
- Utility Area
- Awaiting EPC



Four bedroom extended semi detached property, located in the very popular and desirable location of Lostock. The property comprises:- Entrance hall, WC, lounge, dining room, kitchen and utility area. To the first floor there are three double bedrooms and a single bedroom with one en-suite and a family bathroom. To the outside there are gardens front and rear with off road parking and a garage. This spacious family home is close to local schools, shops, local amenities and major road and rail links making commute to Manchester or Preston very convenient. Benefiting from gas central heating, double glazing, off road parking, garage, gardens front and rear with patio dining area, viewing is highly recommended to appreciate all that is on offer.

### **Entrance Hall**

UPVC opaque double glazed window to front, radiator, stairs, uPVC double glazed entrance door to front, double door to Storage cupboard.

### **WC**

Two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator, ceramic tiled flooring:

### **Lounge 12'4" x 11'5" (3.76m x 3.49m)**

UPVC double glazed window to front, radiator.



### **Dining Room 12'4" x 17'8" (3.75m x 5.38m)**

UPVC double glazed window to rear, double radiator, uPVC double glazed entrance patio side door to rear, door to Storage cupboard.



### **Kitchen 18'2" x 7'1" (5.54m x 2.16m)**

Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge/freezer and dishwasher, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to side, column radiator, uPVC double opaque entrance door to rear,



### **Utility Area 3'8" x 3'0" (1.12m x 0.92m)**

Plumbing for automatic washing machine, space for tumble dryer.

### **Bedroom 1 11'3" x 9'11" (3.42m x 3.02m)**

UPVC double glazed window to front, fitted with a range of wardrobes with hanging rail, shelving, overhead storage and drawers, radiator, :

### **Bedroom 2 13'1" x 7'1" (3.99m x 2.16m)**

UPVC double glazed window to front, double radiator.



## En-suite

Three piece suite comprising wash hand basin in vanity unit with storage under, mixer tap and ceramic and tiling to all walls, shower enclosure with glass screen and close coupled WC, uPVC opaque double glazed window to rear, heated towel rail, ceramic tiled flooring, pocket door, :



## Bedroom 3 9'1" x 9'3" (2.77m x 2.83m)

UPVC double glazed window to rear, double radiator.

## Bedroom 4 8'2" x 7'5" (2.49m x 2.27m)

UPVC double glazed window to front, double radiator, door.

## Bathroom

Four piece suite comprising deep panelled bath, wash hand basin in vanity unit with storage under, mixer tap, ceramic and tiling to all walls and mirror, shower cubicle with glass screen and low-level WC, uPVC opaque double glazed window to rear, heated towel rail, ceramic tiled flooring.



## Landing

## Garage

Detached brick built single garage, Up and over door.

## Outside Front

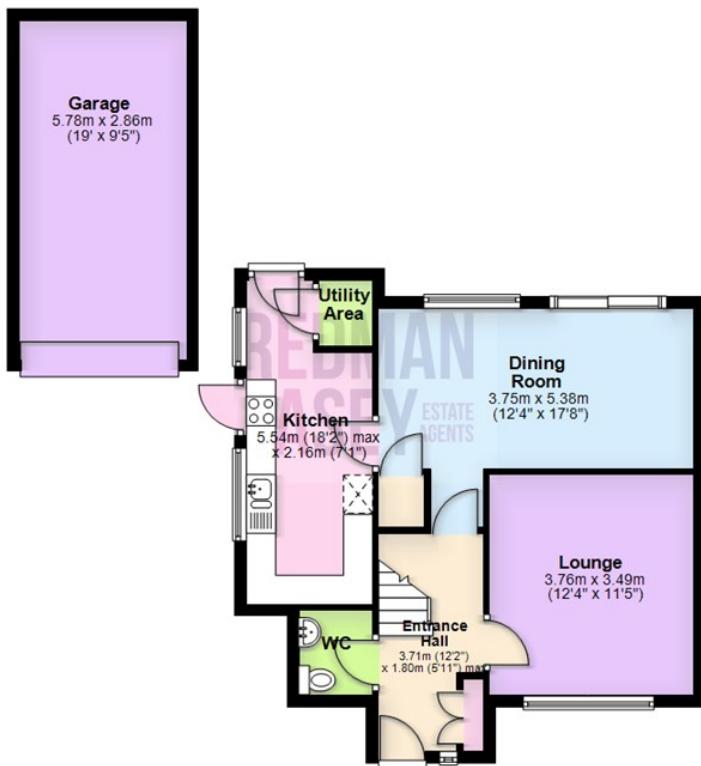
Garden fronted with mature planting and driveway leading to garage.

## Outside Rear

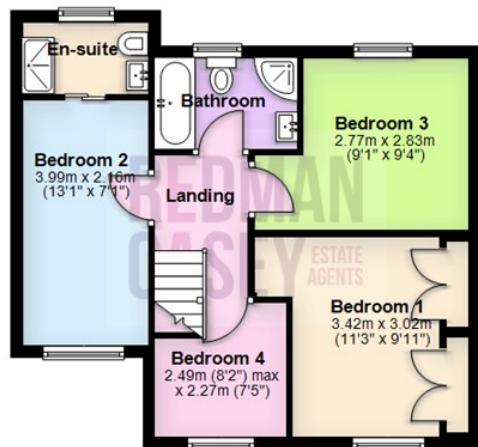
Enclosed rear garden with lawn, mature planting and patio dining area.



**Ground Floor**  
Approx. 68.4 sq. metres (736.1 sq. feet)



**First Floor**  
Approx. 47.1 sq. metres (507.1 sq. feet)



Total area: approx. 115.5 sq. metres (1243.2 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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

