14 Blandford Rise

Lostock, Bolton, BL6 4JH

Offers Over £465,000

4 2 3 D

Sapphire Homes are delighted to offer For Sale this immaculately presented 4 bedroom detached family home which is located in a quiet cul de sac in a much sought after location whilst being close to local schools and amenities and is also within easy reach of Middlebrook Retail Park as well as the M61for those needing access to transport and motorway links. The property is also a short drive from Smithills Country Park and Rivington Pike and both Middlebrook and Lostock train stations are closely accessible with good local bus routes and direct access to Bolton Town centre. The property briefly comprises of a porch area which leads into a large welcoming hallway, W.C., lounge with stunning media wall which leads into a conservatory, a further reception room and there is a large contemporary modern fitted dining kitchen with integrated appliances and French doors leading to the rear elevation and door providing access to a utility room with further access to the double integral garage. To the first floor the landing provides access to four well appointed bedrooms which all boast fitted robes and the master boasts a luxury ensuite with three piece suite in white with walk in shower. The landing also provides access to a family bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts UPVC double glazing throughout and a modern tasteful décor. Externally to the front elevation there is a large driveway with ample off road parking which leads to the double integral garage and there is a lawn, well stocked borders and access to the side elevations. To the rear the garden enjoys and sunny private aspect which is perfect for entertaining friends & family with two large decking areas, patio, established lawn, well stocked borders and a small playhouse with slide. The property is perfect for a family & early internal viewing is a must to appreciate in full. Offered to market with the benefit of No Upward Chain.

GROUND FLOOR

Porch

Entrance / Hallway

W.C.

Lounge

Reception 2

Kitchen / Dining Area

Utility Room

Conservatory

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

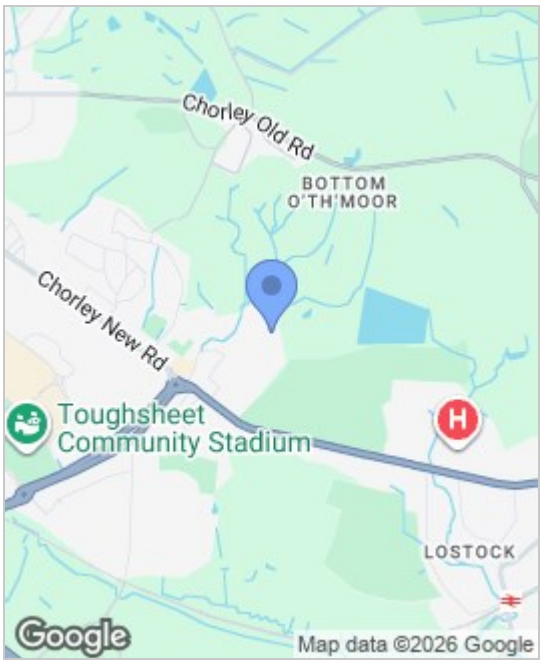
Bathroom

EXTERNAL

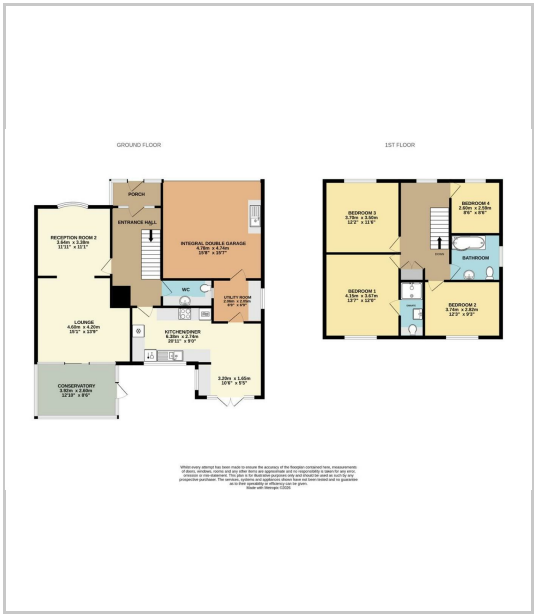
Rear Garden

Integral Double Garage

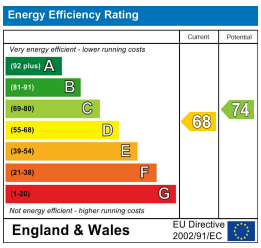
Area Map

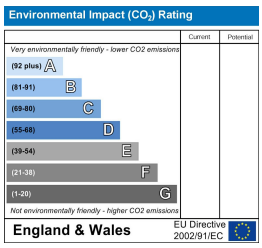


Floor Plans



Energy Efficiency Graph





APPROVED CODE TRADINGSTANDARDS.GOV.UK

The Property Ombudsman

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX

T 01942 494944 **E** info@sapphirehomes.co.uk **W** www.sapphirehomes.co.uk **VAT** 183 759 366