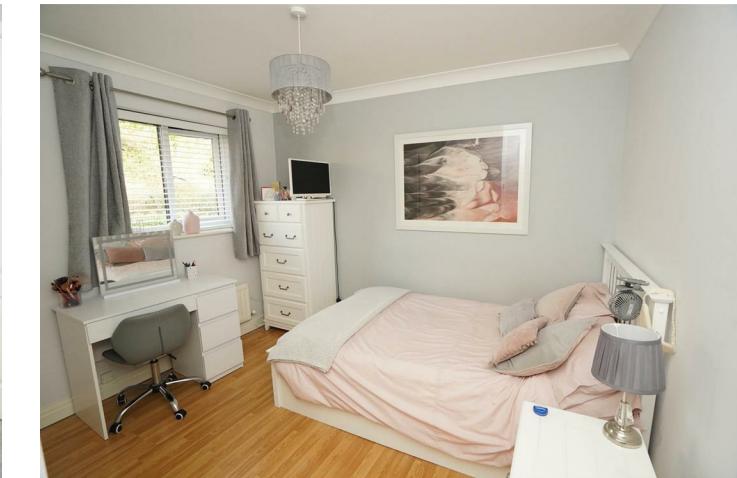




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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





Deceptively spacious four bedroom detached home in this highly desirable area of Lostock. The property, offers superb accommodation a perfect family residence ideally located for access to sought after local schools. The accommodation briefly comprises Entrance hall, cloaks wc, lounge, open plan dining kitchen fitted with a modern range of sage green units with built in and integrated appliances open plan into a superb orangery. The first floor offers four bedrooms all with built in or fitted wardrobes and the master boasting an modern en-suite shower room in addition to the main family bathroom. Outside there are gardens to front and rear along with extensive block paved driveway parking for 3 cars leading to a detached single garage. The property must be viewed to appreciate all that is on offer and it is Ideally located for access to M61 and Horwich Parkway railway station along with Middlebrook retail park and sought after local schools.

#### Entrance Hall

UPVC double window to side, built-in under-stairs storage cupboard, column radiator, Luxury vinyl tiled flooring, coving to ceiling, stairs, Composite double glazed entrance door, door to:

#### WC

UPVC frosted double glazed window to front,

fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and half height ceramic tiling to three walls, heated towel rail, Luxury vinyl tiled flooring.

#### Lounge

15'9" x 10'9" (4.80m x 3.27m)  
UPVC double glazed leaded bay window to front, log effect gas fire set in feature surround, two column radiators, decorative coving to ceiling.

#### Kitchen/Diner

13'9" x 19'10" (4.18m x 6.05m)  
Fitted with a matching range of modern sage green base and high level units with underlighting, drawers, cornice trims, contrasting granite worktops with matching upstands, matching island unit with drawers under, under counter 1+1/2 bowl china sink unit with single drainer and stainless steel swan neck mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, column radiator, radiator, laminate tiled flooring, decorative coving to ceiling with recessed spotlights, open plan, door to:

#### Orangery

UPVC double glazed window to rear, two uPVC double glazed windows to side, two skylights, radiator, double door, door to:

#### Landing

Built-in storage cupboard, door to:

#### Bedroom 1

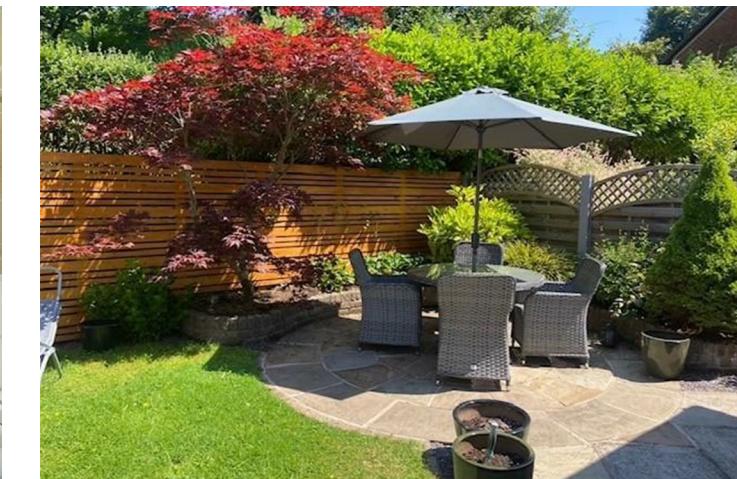
11'8" x 10'6" (3.55m x 3.20m)  
UPVC double glazed leaded bay window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails and drawers, further built-in double wardrobe(s), fitted matching bedside cabinets, Storage cupboard, column radiator, double door, door to:

#### En-suite

Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled shower enclosure, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

#### Bedroom 2

10'10" x 9'1" (3.31m x 2.78m)  
UPVC double glazed window to rear, window to front, built-in double wardrobe(s), radiator, laminate flooring, coving to ceiling, double door, door to:



#### Bedroom 3

8'6" x 8'9" (2.58m x 2.66m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails, shelving and drawers, column radiator.

#### Bedroom 4

6'9" x 8'11" (2.06m x 2.72m)  
UPVC double glazed window to rear, built-in wardrobe(s), radiator, laminate flooring, door to:

#### Bathroom

Fitted with three piece white suite comprising

deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

#### Outside

Open plan front garden, tarmac driveway to the front and side leading to and with car parking space for three cars with lawned area and mature shrub borders, paved pathway leading to front entrance door.

Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area, side gated access.

#### Garage

Detached brick built single garage with power and light connected, Up and over door.