



## 23 Mossdale Avenue, Bolton, Lancashire, BL1 5YA

Available with no onward chain and positioned within a popular cul-de-sac, close to Chorley New Road, on the border of Heaton and Lostock is this four bedroom detached home. Integral double garage with potential to convert. Open plan dining kitchen, plus conservatory

- NO CHAIN
- OPEN PLAN, DINING KITCHEN
- LOSTOCK TRAIN STATION UNDER 0.7 OF A MILE
- BOLTON SCHOOL AROUND 1.5 MILES
- CUL-DE-SAC LOCATION
- FOUR BEDROOM DETACHED
- LARGE INTEGRAL DOUBLE GARAGE WITH POTENTIAL FOR CONVERSION
- AROUND 2 MILES TO MOTORWAY LINK
- GOOD ACCESS TO LOCAL PRIMARY SCHOOLS
- PRICED TO ALLOW FOR GENERAL MODERNISATION



£475,000

# 23 MOSSDALE AVENUE, BOLTON, LANCASHIRE, BL1 5YA

## The Home:

Located within a popular cul-de-sac on the border of Heaton with Lostock and available with the benefit of no onward chain. The current lay out includes a lounge through diner, separate dining kitchen and conservatory. There is therefore potential to create further open plan living accommodation, should this be desired. The substantial integral double garage offers scope to further extend the ground floor or, if desired, provides a fantastic storage area.

To the first floor, there are four bedrooms, the master of which includes an ensuite shower room with the further three bedrooms being served by a family bathroom. There are front and rear gardens plus a long driveway.

The sellers inform us that the property is Leasehold with a ground rent of £180 per annum with a Lease length of 999 years from 1990.

Council Tax Band F - £2945.06

In accordance with the Estate Agents Act 1979 we are obliged to give notice that the seller of this property is a member of Lancasters Estate Agents staff.

## THE AREA

### The Area:

Mossdale Avenue is located close to the junction of Chorley New Road and Beaumont Road which is known to be a high calibre part of town. Lostock and Heaton have long been regarded as a quality address and this home is in and around the boundary for both. Many people buy within this location to take advantage of the nearby primary schools whilst those seeking access to Bolton School would be pleased to know that the home is just around 1.5 miles away.

Lostock train station is under 1 mile and junction 5 of the M61 is around 2 miles away. The closest commercial centre is the Middlebrook retail development, boasting a wealth of shops and services such as a cinema, gym, restaurants and large supermarkets whilst Horwich town enjoys a pleasant selection of mainly independently owned outlets.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hallway

With stairs to first floor and under stairs storage.

#### Ground Floor WC

Fitted with WC and hand basin.

#### Reception Room 1

24' 10" x 11' 11" (7.57m x 3.63m) This is a lounge through dining room, design with front and rear windows and connects into the dining kitchen.

#### Dining Kitchen

11' 6" x 22' 5" (3.51m x 6.83m) With distinct dining/living area which also opens to the conservatory. Kitchen fitted with wall and base units plus rear window to the garden.

#### Utility Room

5' 8" x 7' 6" (1.73m x 2.29m) With side exit door and access to the integral double garage.

#### Conservatory

10' 6" x 12' 3" (3.20m x 3.73m)

### First Floor

#### Landing

#### Bedroom One

8' 10" x 16' 10" (2.69m x 5.13m) Front double with fitted furniture.

#### Ensuite

8' 5" x 4' 11" (2.57m x 1.50m) Fitted with double shower, hand basin and WC.

#### Bedroom Two

8' 11" x 10' 11" (2.72m x 3.33m) Rear double.

#### Bedroom Three

8' 8" x 10' 11" (2.64m x 3.33m) Rear double

#### Bedroom Four

8' 5" x 8' 4" (2.57m x 2.54m) To the front

#### Family Bathroom

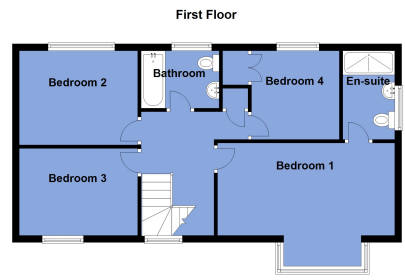
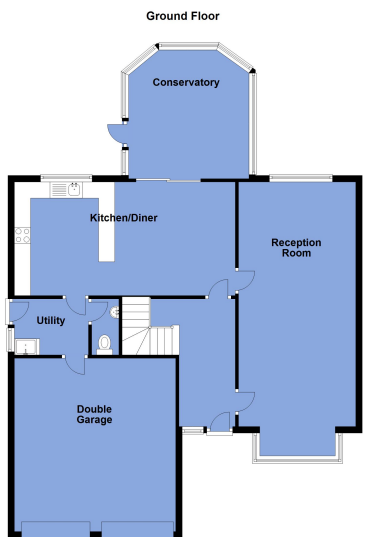
5' 6" x 7' 5" (1.68m x 2.26m) To the rear with WC bath and hand basin.

### External

#### External

Well tended gardens to the front and rear plus driveway leading to the integral double garage.





Total area: approx. 172.2 sq. metres (1853.6 sq. feet)  
 THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SC17 IS AN APPROXIMATE GUIDE  
 Plan produced using Plans360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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