



INDEPENDENT ESTATE AGENTS

4 Ashridge Close, Lostock, Bolton, BL6 4PR  
**£550,000**  
FOR SALE

Positioned within a substantial plot which offers excellent scope for development and extension and within a small cul-de-sac, just a stone's throw from Lostock train station. The accommodation is over four floors.



- SUPERB PLOT OFFERING POTENTIAL FOR DEVELOPMENT/EXTENSION (SUBJECT TO USUAL PLANNING CONSENTS)
- TWO RECEPTION ROOMS PLUS DINING KITCHEN
- HIGH-QUALITY CUL-DE-SAC
- AROUND 2 MILES TO MOTORWAY LINK
- GOOD ACCESS TO LOCAL SCHOOLING

- 3 OR 4 BEDROOMS
- DOUBLE GARAGE AND DOUBLE DRIVE
- LOSTOCK TRAIN STATION JUST A STONE'S THROW AWAY
- EXCELLENT MANCHESTER COMMUTER BELT
- A RARE OPPORTUNITY TO ACQUIRE A HOME IN THIS LOCATION

# 4 ASHRIDGE CLOSE, LOSTOCK, BOLTON, BL6 4PR

The Home:

Our clients have owned this home for in excess of 40 years and chose to settle for such a length of time due to the excellent and convenient location together with the enviable matured landscaped garden to the front, rear and side.

It is this plot size that offers great scope for an onward purchaser to extend and develop the dwelling which is a consistent theme within the surrounding area.

The current accommodation includes 3/4 bedrooms spread over four, split level floors and our clients have taken care to maintain the property well during their lengthy ownership and have installed 4 external CCTV cameras which are wi-fi linked. The doors and windows also have a security system and IR detection.

The subject property has been a well-loved family home for a significant period of time and may well be ideal in its current form for its next owner. Equally the potential to extend is undoubted and will no doubt broaden the market significantly.

The sellers inform us that the property is Freehold.

Council Tax Band G - £3628.51

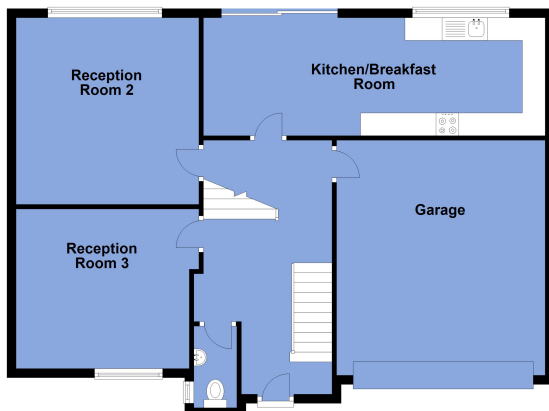
## THE AREA

The Area:

Ashridge Close is a cul-de-sac located close to Lostock train station and would therefore appeal to people who require this commuting facility; our clients have commented on how useful this has been over the years and by the time many other commuters are still getting in their car to continue their journey home, our client has put the key in the front door and is starting to 'settle in' for the evening.

There is a combination of secondary and primary schools which serve the general area and it is also note-worthy that the popular, private Bolton School attracts many people to settle within the area. In terms of commercial opportunities, Horwich centre is just over three miles away and the Middlebrook Retail Complex approximately two miles away. They offer a vast array of shops and services. With those not familiar with the Ashridge Close address, the property is roughly between Regent Road and Lostock Junction Lane.

Ground Floor



First Floor



Total area: approx. 178.7 sq. metres (1923.2 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.

## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Reception Room 3

13' 1" x 11' 6" (3.99m x 3.51m) Floor level window to the front garden.

#### Reception Room 2

13' 1" x 13' 6" (3.99m x 4.11m) Looks to the garden at the rear.

#### Kitchen/Breakfast Room

Full width to the back of the property.

#### WC

5' 11" x 3' 1" (1.80m x 0.94m) Side window. WC. Hand basin.

### First Floor

#### Reception Room 1

15' 0" x 22' 6" (4.57m x 6.86m) Vaulted up to 11' 1" (3.38m). Door to the front with floor level window. Side screen plus rear window to the garden.

#### Bathroom

5' 5" x 6' 10" (1.65m x 2.08m) Rear window. Three piece suite. WC. Corner bath. Hand basin.

#### Bedroom 1

10' 8" x 13' 0" (3.25m x 3.96m) Rear double. Fitted bedroom furniture.

#### En-Suite Shower Room

2' 6" x 6' 10" (0.76m x 2.08m) Rear Window. Hand basin. Shower.

#### Bedroom 2

12' 7" x 11' 5" (3.84m x 3.48m) Front double.

#### En-Suite Shower Room

2' 7" x 9' 6" (0.79m x 2.90m) Hand basin. Former shower. Not connected at the moment.

### Bedroom 3

10' 11" x 9' 5" (3.33m x 2.87m) L-Shaped









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	