



INDEPENDENT ESTATE AGENTS



7 Greenleas, Lostock, BL6 4PL

****REDUCED**** An individually designed and built detached property positioned within the head of a cul-de-sac just off Briksdal Way. Our client had this bespoke build constructed around 20 years ago and it provides versatile accommodation including bedrooms to both the ground and first floor.

- TUCKED AWAY AT THE HEAD OF A CUL-DE-SAC
- OFFERING VERSATILE ACCOMMODATION WITH BOTH GROUND AND FIRST FLOOR BEDROOMS
- IMPRESSIVE HALLWAY WITH VAULTED CEILING
- KITCHEN WITH SEPARATE UTILITY
- EXCELLENT PROVISION FOR STORAGE
- DESIGNED TO BE EASILY MANAGED
- MASTER BEDROOM TO GROUND FLOOR WITH DRESSING AREA AND EN-SUITE
- LARGE FIRST FLOOR LANDING FUNCTIONS AS A STUDY AREA
- TWO RECEPTION ROOMS
- WELL PLACED FOR TRANSPORT LINKS



£585,000

7 GREENLEAS, LOSTOCK, BL6 4PL

Our client had this bespoke home designed and built approximately 20 years ago. Great thought was put into the versatility which could provide longevity of ownership as there are bedrooms to both the ground and first floor.

As such the property is able to function as a single floor style if needed with the master bedroom located to the ground floor with the addition of three further bedrooms and a bathroom to the first floor, which would be ideal for visiting guests etc.

The generous entrance hall includes an impressive, vaulted ceiling, which leads to a landing area currently used as a study. A breakfast kitchen and separate utility are positioned to the front, and there are two main reception rooms, the rear of which opens onto and overlooks the rear garden.

The master bedroom includes a dressing room and ensuite, and it's also positioned to the rear to enjoy the aspect over the garden.

The quality and specification shines through and the individual design really allows the home to stand out from the crowd.

We would expect that the home could appeal to those downsizing from a larger property, but wishing to retain a high calibre address and generous room proportions whilst the overall size would suit a growing family.

Available with no onward chain

Sellers advise that the property is Leasehold with a Ground Rent of £16.00pa

Council Tax Band G - £3,398.13

THE AREA

The Area:

Greenleas is positioned just off Briksdal Way within the heart of Lostock in one of the areas most prestigious locations.

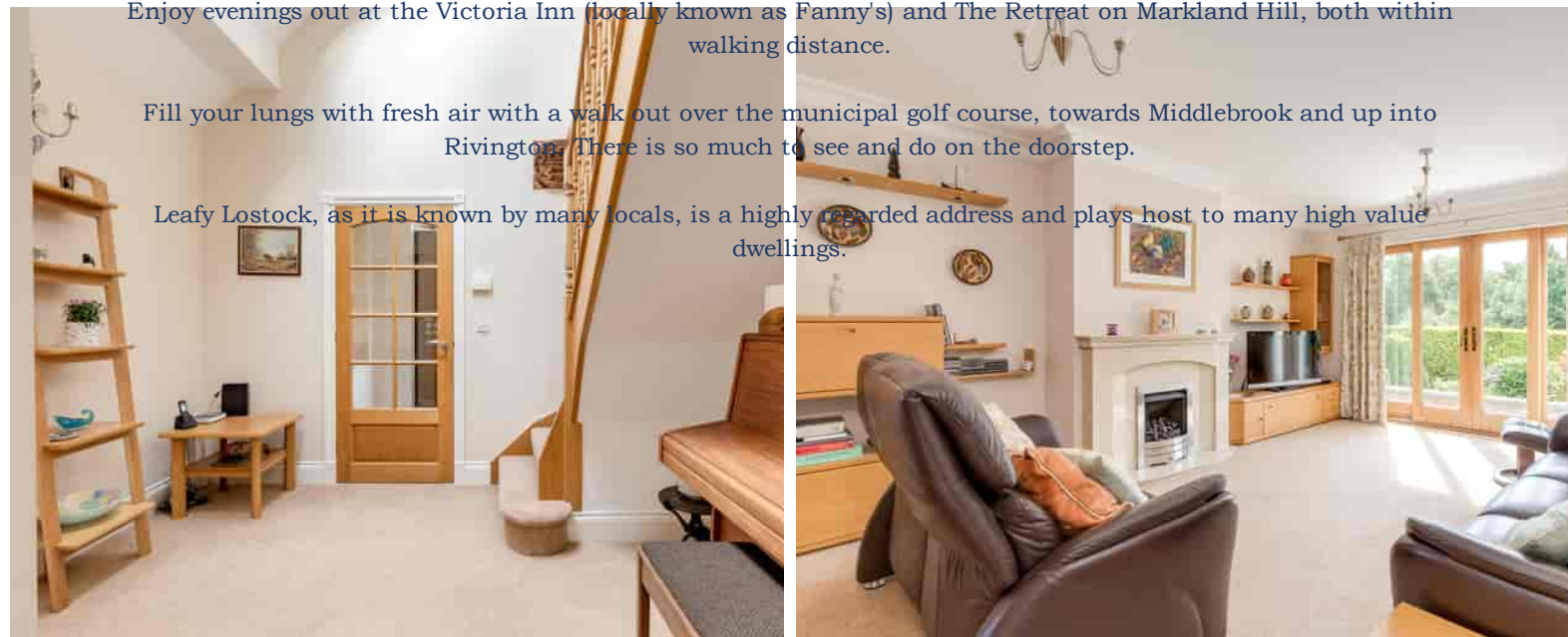
Briksdal Way itself links to Chorley New Road and Lostock Junction Lane. As such, the home enjoys access to an excellent transport infrastructure which includes Lostock train station together with Junction five and six of the M61.

More broadly speaking, there are a number of sports facilities nearby, including golf and racquet clubs plus an excellent selection of shops and services within Horwich town centre and the Middlebrook retail development.

Enjoy evenings out at the Victoria Inn (locally known as Fanny's) and The Retreat on Markland Hill, both within walking distance.

Fill your lungs with fresh air with a walk out over the municipal golf course, towards Middlebrook and up into Rivington. There is so much to see and do on the doorstep.

Leafy Lostock, as it is known by many locals, is a highly regarded address and plays host to many high value dwellings.



ROOM DESCRIPTIONS

Ground Floor

Porch

5' 8" x 2' 11" (1.73m x 0.89m) Further access to the main hallway

Entrance Hallway

18' 2" x 10' 11" (5.54m x 3.33m) Full galleried landing. Vaulted ceiling. Natural light through the roof lights. Good sized storage cupboard. Access to the kitchen.

Ground Floor WC

Gable window. Floating WC. Wall mounted hand basin. Concealed cistern. Tiling.

Kitchen

13' 9" x 12' 8" (4.19m x 3.86m) To the front. Dual aspect to front and side.

Utility Room

5' 4" x 7' 10" (1.63m x 2.39m)

Reception Room 2

10' 4" x 13' 9" (3.15m x 4.19m) Currently used as the dining room. Gable window to side driveway. Double doors with side screens to reception room 1.

Reception Room 1

13' 9" x 17' 3" (4.19m x 5.26m) To the rear. Feature fireplace with gas fire. French doors with side screens with slide back and overlook the garden area.

Ground Floor Bedroom

14' 5" x 10' 11" (4.39m x 3.33m) Rear window to the garden.

Dressing Room

5' 10" x 7' 9" (1.78m x 2.36m) Further access into the en-suite.

En-Suite

7' 4" x 7' 2" (2.24m x 2.18m) Gable window. Bidet. Semi pedestal hand basin. WC with concealed cistern. Large corner shower cubicle with shower from mains. Fully tiled to the walls and floor.

First Floor

Landing

Passageway

24' 3" x 5' 5" (7.39m x 1.65m)

Family Bathroom

10' 4" x 7' 6" (3.15m x 2.29m) Two roof lights. Bath. Hand basin. WC.

Bedroom 2

16' 5" x 12' 3" (5.00m x 3.73m) To the rear.

Bedroom 3

11' 10" x 10' 6" (3.61m x 3.20m) Vaulted ceiling. Roof lights. Fitted storage.

Bedroom 4

9' 6" x 11' 4" (2.90m x 3.45m) Two roof lights.





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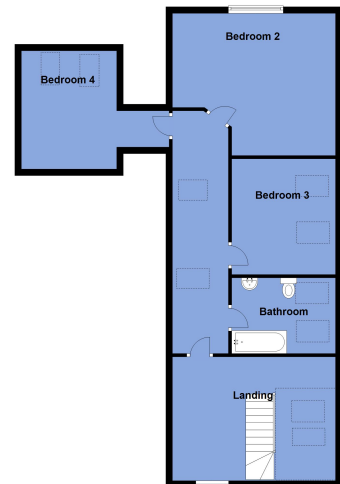


Ground Floor



Total area: approx. 210.1 sq. metres (2261.6 sq. feet)
THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SIZE IS AN APPROXIMATE GUIDE
Plan produced using PlanIt.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		85
B	(81-91)		
C	(69-80)		78
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	83

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