



## 48 St Andrews Road, Lostock, Bolton, BL6 4AB

- Large plot just over 0.5 of an acre
- Private road hosting just 10 dwellings
- Golf course to the front
- Manchester commuter belt with mainline train station around 1 mile by road
- Connection to M61 around 2 miles
- Tenure: Freehold
- Bolton School just over 2 miles
- Planning granted for the construction of a 10,000 square-foot home
- High calibre location
- Mains services connected to site and freehold
- Large retail development conveniently positioned around 1.5 miles away
- Council Tax Band G