



## 55 ST JOHNS ROAD LOSTOCK BL6 4ET

£235,000

Originally purchased as a first home and later retained as a successful buy-to-let investment, this attractive property is expected to appeal to a wide range of buyers. The location alone will resonate strongly with those searching within the Manchester commuter belt, while a simple glance at satellite or drone imagery highlights the abundance of open countryside right on the doorstep.

A particular highlight of this home is the open front aspect, enjoying uninterrupted views across open fields and extending towards the West Pennine Moors, creating a wonderful sense of space and outlook rarely found in similar properties.

The accommodation begins with an individual entrance hallway incorporating a ground floor WC. The kitchen is positioned to the front of the property and is fitted with a breakfast bar, making it a practical and sociable space. To the rear, the main reception room opens directly onto the garden and offers flexibility for both living and dining arrangements, should a dining table be required.

To the first floor are 3 bedrooms, served by the main family bathroom, while bedroom one benefits from its own ensuite shower room. The principal bedroom is ideally positioned at the front of the property, perfectly placed to take full advantage of the far-reaching views.

Properties in this village are consistently popular and often achieve swift sales following early viewings, and this home is no exception. Early inspection is strongly advised.

The seller informs us that the property is Freehold.

Council Tax Band C - £2,041.91

## **Ground Floor**

### **Entrance Hallway**

11' 1" x 6' 10" (max to the over stairs) (3.38m x 2.08m) Stairs to first floor landing.

### **Kitchen**

10' 11" x 8' 8" (3.33m x 2.64m) Positioned to the front. Window to the front with a private aspect. Tiled finish to the floor. Breakfast bar. Granite surfaces. Integral oven, hob, extractor. Space for tall fridge freezer and washing machine.

### **Ground Floor WC**

2' 11" x 5' 11" (0.89m x 1.80m) Window to the front. Fully tiled walls and floor. WC. Hand basin.

### **Reception Room**

15' 8" (max) x 15' 0" (max) (4.78m x 4.57m) Positioned to the rear. Rear window. Patio doors. Understairs storage.

## **First Floor**

### **Landing**

12' 5" x 6' 2" (3.78m x 1.88m) Natural light through gable window. Loft access. Over stairs store.

### **Bedroom 1**

9' 2" x 12' 4" (2.79m x 3.76m) Front double. Open aspect to the front looking over fields and towards the hills.

### **En-Suite**

9' 0" x 4' 5" (2.74m x 1.35m) Fully tiled walls and floor. WC. Hand basin. Shower enclosure with shower from mains.

### **Bedroom 2**

8' 3" x 10' 4" (not including the door recess) (2.51m x 3.15m) Rear double.

### **Bedroom 3**

7' 1" x 7' 0" (2.16m x 2.13m) Rear single. Rear window looking into the cul-de-sac of Hadleigh Green.

### **Bathroom**

6' 1" x 5' 4" (1.85m x 1.63m) Positioned to the front. Window to the front. Fully tiled to the walls and floor WC. Hand basin. Bath. Shower from mains.

### **Exterior**

#### **Rear Garden**

Low maintenance garden. Gate to the back.