



## 1 Broadwood, Lostock, Lancashire, BL6 4PD

A rare opportunity to acquire a large detached true bungalow positioned within an extremely high calibre location, and within a generous sized plot. The home is available with no chain, has been extended and also maintained to a high standard.

- TWO RECEPTION ROOMS PLUS BREAKFAST KITCHEN AND A CONSERVATORY.
- CUL DE SAC LOCATION
- LOSTOCK TRAIN STATION AROUND 0.5 MILES
- RETAIL DEVELOPMENT AROUND 2 MILES
- CLOSE TO CHORLEY NEW ROAD
- MASTER BEDROOM WITH EN-SUITE
- VERY WELL-MAINTAINED HOME
- MOTORWAY JUNCTION JUST OVER 2 MILES
- LARGE WELL LANDSCAPED PLOT
- DETACHED TRUE BUNGALOW



**£600,000**

# 1 BROADWOOD, LOSTOCK, LANCASHIRE, BL6 4PD

## The home

A rare opportunity to acquire a large detached true bungalow positioned within an extremely high calibre address, and with an impressive, landscaped rear garden.

The accommodation includes two reception rooms, the main lounge is particularly large and includes an aspect to both the front and rear.

A conservatory has been added to the rear of the dining room and there is also a dining kitchen plus separate utility.

The master bedroom is served by an ensuite whilst the further two bedrooms have access to the main bathroom.

Externally, there is a large driveway leading to the attached double garage. There is a well-proportioned front and rear garden and the rear garden in particular has been thoughtfully landscaped.

True bungalows are an increasingly sought-after commodity, and due to the scarcity should be seen as a good long-term investment.

The seller informs us that the property is Leasehold for a term of 999 years from 1980 subject to the payment of a yearly Ground Rent of £50.

Council Tax Band G - £3,398.13

## THE AREA

### The area

Broadwood is positioned just off Briksdal Way within the heart of Lostock. There is a very pleasant cul-de-sac of true bungalows, all of which would, from their exterior presentation, seem to be well maintained.

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 Junctions 5 and 6 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.



## ROOM DESCRIPTIONS

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### Entrance Hallway

6' 5" x 8' 9" (1.96m x 2.67m) Narrowing to a passageway at 2' 11" x 14' 8" (0.89m x 4.47m)

### Reception Room 1

13' 10" x 20' 5" (4.22m x 6.22m) Dual aspect. Large window to the front which overlooks the driveway and garden and to the rear patio and garden. Quality feature fireplace. Ornate ceiling.

### Reception Room 2

10' 11" x 12' 7" (3.33m x 3.84m) Either accessed via double doors from reception room 1 or from the passageway. Ornate ceiling.

### Conservatory

10' 3" x 0' 0" (3.12m x 0.00m) Tiled floor. Electric heater. French doors to the garden with a great aspect over the patio and garden itself.

### Dining Kitchen

10' 9" x 11' 11" (3.28m x 3.63m) Designed with a fitted dining area. Wall and base units in a light woodgrain. Brilliant aspect to the garden. Integral split level gas hob. Integral fridge, dishwasher. Double oven. Further access into the separate utility room.

### Utility Room

6' 4" x 10' 4" (1.93m x 3.15m) Side window. Glass paneled rear door. Base units. Sink. Space for appliances. Gas central heating boiler by Worcester.

### Bathroom

7' 6" x 7' 0" (2.29m x 2.13m) Patterned gable window. Shaped bath. Semi pedestal hand basin. WC. Fully tiled walls and floor.

### Bedroom 1

10' 11" x 12' 3" (3.33m x 3.73m) Window to the front. Fitted furniture. Further access to en suite shower room

### En-Suite Shower Room

5' 11" x 7' 5" (1.80m x 2.26m) WC. Hand basin on a vanity unit and corner shower with shower from mains.

### Bedroom 2

11' 0" x 11' 11" (3.35m x 3.63m) Front Double. Fitted furniture.

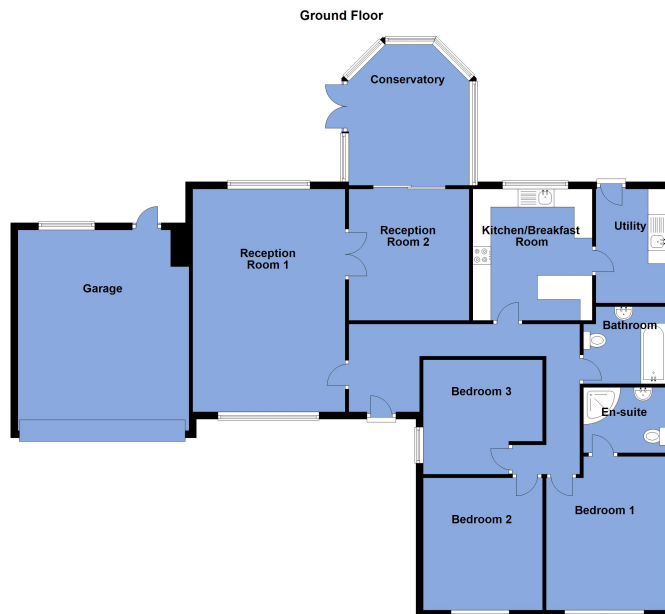
### Bedroom 3

10' 5" x 9' 1" (measured to the front of the mirrored wardrobes) (3.17m x 2.77m) Tall floor level window.

### Garage

15' 8" x 18' 4" (4.78m x 5.59m) Electric up and over door. Rear window. Glass paneled rear door. Gas meter. Electric meter and consumer unit. Loft access.





THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		85
B	(81-91)		
C	(69-80)		71
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	

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