



INDEPENDENT ESTATE AGENTS



15 Rockwell Road, Lostock, Bolton, BL6 4NT

Constructed during 2022 and benefiting from thoughtful landscaping and high-quality maintenance. The design is named The Joiner by the original builder and please note that the NHBC guarantee is in place.

- THE JOINER DESIGN, CONSTRUCTED BY BELLWAY HOMES DURING 2022.
- MIDDLEBROOK LEISURE AND RETAIL DEVELOPMENT ALSO AROUND 1 MILE
- LOCATED BETWEEN HORWICH AND WESTHOUGHTON THE PROPERTY IS WELL PLACED FOR ACCESS TO THE MIDDLEBROOK CYCLE PATH
- JUST OVER 1 MILE TO MOTORWAY AND TRAIN LINKS
- MANCHESTER COMMUTING BELT
- SITUATED JUST OFF LOSTOCK LANE WITH NO RESIDENTIAL PROPERTY IMMEDIATELY TO THE REAR
- ATTRACTIVE WEST FACING LANDSCAPED REAR GARDEN WITH ACCESS FROM THE OPEN PLAN KITCHEN



£240,000

15 ROCKWELL ROAD, LOSTOCK, BOLTON, BL6 4NT

The Home:

Likely to be one of the first re-sales within this popular modern development which provides an excellent opportunity for a buyer to secure a relatively new home in a timely manner.

Our client has maintained the property to an excellent standard since moving in approximately 18 months ago and has invested in the property by fitting quality wood flooring, attractively landscaping the rear west facing garden and introducing fitted wardrobes to both of the double bedrooms.

The house location is just off Lostock Lane and provides a tranquil position with no passing traffic. Furthermore, the aspect at the front looks towards gardens and there are no residential properties immediately to the rear.

Modern properties are built to excellent standards in terms of thermal efficiency, and this helps to maintain sensible running costs. Please note that the property has the benefit of approximately 8 years remaining on the NHBC guarantee and this will also be transferred to the onward owner. To the front, there is off-road parking for two vehicles and front garden area.

Re-sale properties with modern developments where construction is still ongoing often generate good rates of interest due to the speed of availability when compared to purchasing a home off plan with the risks of an unknown completion date.

The seller informs us that the property is Freehold

Council Tax Band B - £1,693.33

THE AREA

The Area:

Rockwell Road is just off Lostock Lane and within walking distance of the Bolton Wanderers football ground, Middlebrook Retail Park and will appeal to those people looking to have a large number of shops and services 'on the doorstep'.

The Middlebrook retail complex offers a fabulous range of shops, restaurants, a cinema, and a gym and is the largest integrated Retail Park in the country.

For commuters, Junction 6 off the M61 and Horwich Parkway train station are approximately 1 mile away. Which will appeal to those seeking to be within the Manchester commuting belt. The market towns of Horwich and Westhoughton are also accessible and include an interesting variety of independent shops and services.



ROOM DESCRIPTIONS

Ground Floor with 2 zone heating

Entrance

4' 1" x 4' 6" (1.24m x 1.37m) Alarm panel. Radiator with thermostatic valves.

Ground Floor WC/Cloaks

3' 4" x 4' 10" (1.02m x 1.47m) Hand basin. WC with a concealed cistern. Tiled floor. Tiled splashback. Radiator with thermostatic valves.

Reception Room

13' 8" x 9' 9" (4.17m x 2.97m) Window to the front overlooking allocated parking spaces. Engineered oak floor. Appropriate wiring for wall mounted television. Radiator with thermostatic valves.

Dining Kitchen

13' 2" x 11' 0" (4.01m x 3.35m) Wall and base units. L-Shaped. Integral fridge, freezer, dishwasher, washing machine. Gas hob. Extractor. Oven. Gas central heating boiler concealed within the units also. French doors and side screens to garden. Tiled floor. Radiator with thermostatic valves.

First Floor with 2 zone heating

Landing

With loft access and radiator with thermostatic valves

Bedroom 1

8' 11" x 13' 3" (2.72m x 4.04m) Fully fitted with furniture. Dressing table / workstation with fitted lights above. Matching engineered floor. Radiator with thermostatic valves.

Bedroom 2

8' 1" x 11' 5" (measured to the front of the robes) (2.46m x 3.48m) Overbed storage plus bedside drawers and unit lighting. Fitted headboard. Drawer unit and run of wardrobes. Matching engineered floor. Radiator.

Bathroom

7' 8" x 6' 2" (2.34m x 1.88m) Re-fitted as a shower room. Large shower area with shower from mains. Hand basin. WC in a concealed cistern. Tiled floor. Tiled splashback. Radiator with thermostatic valves.

Exterior

Drive and gardens

Off road allocated parking for 2 vehicles at the front.

Landscaped rear garden with two new waterproof wooden sheds.

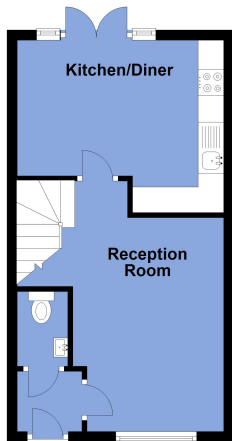




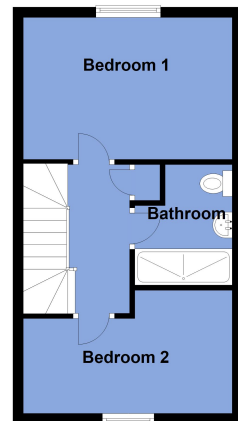
LANCASTERS
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Ground Floor



First Floor



Total area: approx. 61.7 sq. metres (663.8 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	95

Lancasters Independent Estate Agents
104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ
01204 697919
hello@lancasters.property