



INDEPENDENT ESTATE AGENTS

5 Sandfield Drive, Lostock, Bolton, Lancashire, BL6 4DU
£640,000
FOR SALE

Offering fantastic access to Lostock train station and great versatility. The property benefits from a very flexible layout and includes a ground floor bedroom and wet room. Two individual reception rooms plus large conservatory and integral double garage.



- FIVE BEDROOMS, FOUR OF WHICH ARE DOUBLE
- TWO INDIVIDUAL RECEPTION ROOMS AND LARGE CONSERVATORY
- HIGH CALIBRE ADDRESS JUST OFF REGENT ROAD
- MOTORWAY LINK AROUND 2 MILES
- NO CHAIN AND GCH BOILER WITH UNVENTED HOT WATER CYLINDER INSTALLED DECEMBER 2023
- THREE BATHROOMS PLUS GROUND FLOOR WC
- POTENTIAL TO CONVERT INTEGRAL GARAGE IF DESIRED
- 0.3 MILES TO LOSTOCK TRAIN STATION
- GREAT ACCESS TO A VARIETY OF POPULAR SCHOOLS
- PURPOSE BUILT, GROUND FLOOR BEDROOM WITH WET ROOM

5 SANDFIELD DRIVE, LOSTOCK, BOLTON, LANCASHIRE, BL6

4DU

The Home:

Versatility is the key to this well-proportioned detached home. There have been a variety of extensions over the years, the most recent being a purpose-built ground floor bedroom with wet room and this space is a great addition to the property.

Additionally, there are two individual reception rooms, plus a large conservatory and a kitchen which leads to a substantial utility area. The large double garage not only provides brilliant storage but offers potential for further conversion if desired.

To the first floor, there are four bedrooms, three of which are double, the master of which includes an ensuite with the further three being served by a family bathroom.

The property has been owned since its original construction in 1971, which speaks volumes about the quality of the area. Please note that the gas central heating boiler and unvented hot water cylinder have been installed during December 2023.

Our vendors advise that the property is Freehold. Council Tax Band G - £3,398.13

THE AREA

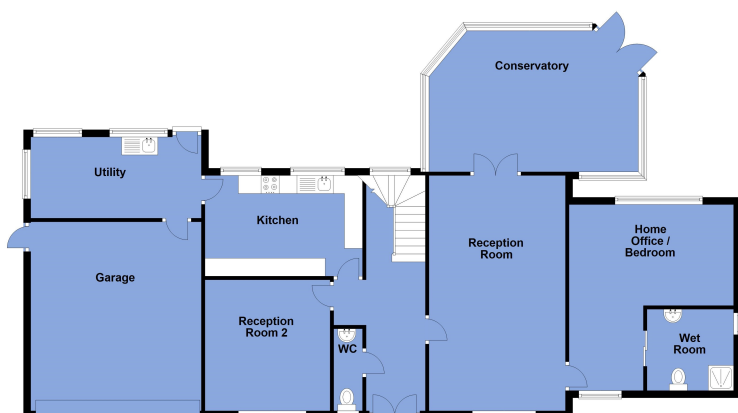
The Area:

Sandfield Drive is located just off Regent Road which is located within the heart of Lostock and is seen by many as one of the more prestigious roads within the area. A particularly strong feature of the road is access to Lostock train station which is around 0.3 miles away and links to Manchester and its airport.

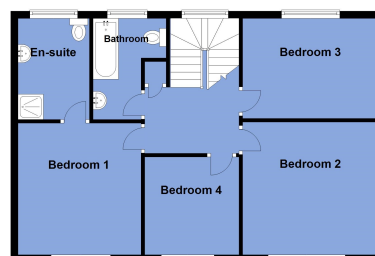
Lostock County Primary School is just a few minutes from the property and the train station itself and many people buy within this area seeking good access to the private schooling on offer within the town (Bolton School is just over 2 miles away). Whilst the train station is well placed, Junction 5 and 6 of the M61 are also easily accessible. The closest commercial centre is within the out-of-town retail complex close to the Toughsheet Community Stadium at the Middlebrook retail complex which includes a number of supermarkets and large outlets together with gym, bowling alley, cinema, restaurants etc. There are also two golf courses and a tennis club within easy walking distance.

Many locals also consider Manchester and the Trafford Centre as an appropriate distance for both socialising and work. Whilst many of these features are ideal for living within a commuter belt of a large city, the town also boasts very popular countryside including a stretch of the West Pennine Moors and Winter Hill.

Ground Floor



First Floor



Total area: approx. 211.5 sq. metres (2276.2 sq. feet)

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

ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

19' 3" x 5' 5" (5.87m x 1.65m) with a recessed area of 3' 10" x 3' 1" (1.17m x 0.94m) Understairs storage. Rear window at the half landing. Double timber glass paneled doors.

Ground Floor WC

2' 6" x 7' 6" (0.76m x 2.29m) Window to the front. Fully tiled to the walls and floor. Hand basin with vanity unit. WC with concealed cistern.

Reception Room 1

12' 5" x 8' 10" (3.78m x 2.69m) Window to the front over looking the front garden. French doors and side screens into a conservatory.

Extension

15' 0" x 17' 0" (4.57m x 5.18m) of which the Wet Room measures 7' 10" x 7' 5" (2.39m x 2.26m). The area designed as the bedroom area is a versatile space but for these purposes we shall describe it as the bedroom area. Rear window to the garden. Fitted furniture and bedhead. The en-suite has a pocket sliding door. Underfloor heating. WC. Semi pedestal hand basin. Wet room floor and shower area with electric shower and gable window. This area has a separate water supply and consumer unit.

Conservatory

12' 3" x 17' 10" (3.73m x 5.44m) Plumbed into the central heating system. Tiled floor. French doors also out to the patio and garden.

Reception Room 2

11' 4" x 11' 11" (3.45m x 3.63m) Window to the front garden area.

Kitchen

9' 1" x 14' 4" (2.77m x 4.37m) Two rear windows. Wall and base units in cream. Timber effect surfaces. Sink. Induction hob by NEFF with matching extractor. Combination microwave and oven. Microwave. Dishwasher. Integral fridge and further access into a utility room.

Utility Room

14' 11" x 7' 4" (4.55m x 2.24m) To the rear of the garage. Three windows, two to the rear and one to the gable. Glass paneled rear door. Plumbing. Gas Central Heating boiler is positioned to the floor.

Integral Double Garage

17' 3" x 15' 6" (5.26m x 4.72m) Electric up and over door. Power and light. Gas meter. Electrical consumer unit plus electric meter. Water supply into the garage. Side exit door.

First Floor

Landing

5' 9" x 8' 6" (1.75m x 2.59m) with the stairs area measuring 5' 5" x 6' 5" (1.65m x 1.96m) Cupboard housing the water tank.

Bedroom 1

11' 11" x 11' 2" (3.63m x 3.40m) Fitted furniture to either side. Window to front garden. Access into the en-suite

En-Suite

9' 3" x 6' 4" (2.82m x 1.93m) Rear window. WC. Hand basin. Shower enclosure with electric shower. Fully tiled to the walls.

Bedroom 2

12' 0" x 12' 4" (3.66m x 3.76m) Front double. Fitted furniture. Window to front.

Bedroom 3









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	