



20 Silver Birch Close, Lostock, Bolton, BL6 4GF

An immaculate four-bedroom detached property which has been extended and significantly updated in recent years. Substantial open plan kitchen and living area plus separate formal reception room. Master suite spans the entire second floor, detached double garage. The property has planning for a two storey extension to the front of the property comprising of a study and storage to the ground floor, and an additional bedroom with storage and space for utilities to the first floor. Planning Application Number: 18118/24

- MANCHESTER COMMUTE BELT WITH TRAIN AND MOTORWAY LINKS AROUND 1.5 MILES
- LANDSCAPED REAR GARDEN
- ELECTRIC CAR CHARGER
- FOUR DOUBLE BEDROOMS TWO
- EXTENDED AND MODERNISED OPEN PLAN KITCHEN AND LIVING AREA WITH LANTERN CEILING
- DETACHED DOUBLE GARAGE
- SIZEABLE DRIVEWAY
- KITCHEN AND SANITARY WEAR



£530,000

20 SILVER BIRCH CLOSE, LOSTOCK, BOLTON, BL6 4GF

A thoughtfully designed detached family home which benefits from excellent improvements and extension work. Our clients have replaced the kitchen and sanitary wear in recent years which are often regarded as the big ticket items and have also reconfigured and extended the living accommodation to the rear which has created an excellent open plan kitchen with the living zone enjoying a lantern ceiling. The individual reception room offers flexibility and is a good size.

There are four double bedrooms two including an ensuite with the further bedrooms being served by the family bathroom and there is also a DSWC. Please note that the master suite spans the entire second floor with dressing area and character-full roof lights.

There is excellent provisions for parking and a detached double garage external power and lighting plus car charger and the rear garden has been thoughtfully landscaped.

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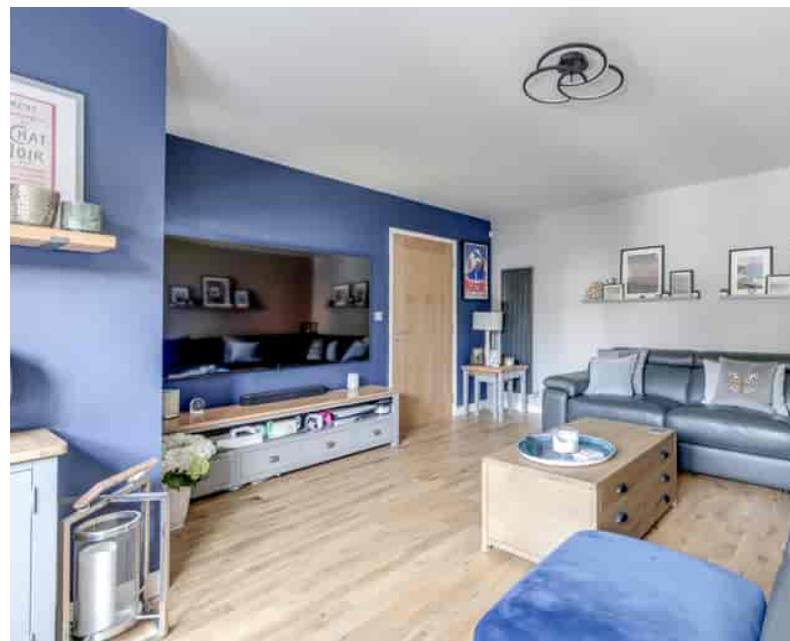
The property is Leasehold for a term of 250 years from 1st January 2010 subject to the payment of a Ground Rent of £396.33

Council Tax is Band C - £2,041.91

THE AREA

Silver Birch Close is located to the top of Fall Birch Road just before the road becomes un-adopted. One of the strongest features of this location is the good balance of countryside access plus convenient transport links. Nearby footpaths lead into the surrounding hills and towards High Rid reservoir. Horwich Parkway train station and Junction 6 of the M61 are within approximately 1.5 miles. There are a host of shops and services within the Middlebrook retail complex close to the football stadium. This area also includes restaurants, gym, cinema and hotels and the general area also benefits from Horwich town centre which includes a good variety of independently own companies.

Education is available from a number of secondary schools including St Joseph's RC, being the nearest one, and Rivington & Blackrod High School as well as the very popular Claypool primary school. The home is also close to Chorley New Road and therefore on a good commuter route to Bolton School. The approach to the development is fringed by the second fairway of Bolton Golf Club which helps to underpin the pleasant surrounding area



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

11' 0" x 8' 6" (3.35m x 2.59m) Glass paneled door. Front window. Understairs opened up.

Downstairs WC

3' 8" x 4' 9" (1.12m x 1.45m) Gable window. WC. Hand basin. Tiled floor. Tiled splashback.

Reception Room 1

14' 5" (max) x 16' 1" (4.39m x 4.90m) Two windows to the front. Engineered timber floor.

Dining Kitchen

23' 7" x 12' 1" (7.19m x 3.68m) Extended and re-configured. Window to the garden. U-shape of units, designed to include breakfast bar with timber surface Slab-Tec which is a Corian equivalent for the residue of the work surfaces. Belfast style sink. Space for gas range. Space for American fridge freezer. Space and plumbing for washing machine and dishwasher. Integral tiled splashback.

Reception Room 2

13' 2" x 11' 0" (4.01m x 3.35m) Side window. Bi-fold doors to the rear.

First Floor

Landing

Return staircase to the second floor with natural light through gable and front windows. Two storage cupboards one contains the pressurised cylinder with the other providing generic storage.

Bedroom 2

11' 11" x 13' 3" (3.63m x 4.04m)

En-Suite

5' 6" x 7' 10" (1.68m x 2.39m) Window to front. WC. Hand basin with vanity unit. Individual shower. There would be space here for a wider shower.

Bedroom 3

8' 6" x 12' 1" (2.59m x 3.68m) Rear window to the garden with views beyond further gardens towards the fields.

Bedroom 4

7' 9" x 8' 11" (2.36m x 2.72m) Rear window to the garden.

Family Bathroom

6' 10" x 6' 3" (2.08m x 1.91m) Bath with hand hand unit. Sink in vanity unit . WC. Tiling to walls.

Second Floor

Landing

Gable window with view over rooftops to hills.

Bedroom 1

19' 5" x 15' 5" (5.92m x 4.70m) Good ceiling height at 7' 8" (2.34m) Two rooflights to the rear. Fitted with a concealed dressing area to the rear.

En-Suite Shower Room

8' 8" x 5' 2" (2.64m x 1.57m) Velux roof light to the front. Floating WC. Wall hung hand basin with vanity unit. Large double shower with drencher and hand held unit. Tiled walls. Tiled floor.

Bathroom

6' 10" x 6' 3" (2.08m x 1.91m) Rear window. WC in concealed cistern. Hand basin with matching unit. Bath. Tiled splashback. Feature shelving.

Exterior

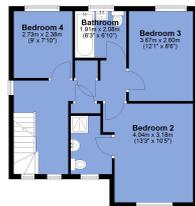




Ground Floor



First Floor



Second Floor



Total area: approx. 182.3 sq. metres (1982.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

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