



INDEPENDENT ESTATE AGENTS

55 St Johns Road, Lostock, Bolton, BL6 4ET

£235,000

FOR SALE

Occupying a superb position with an attractive open outlook across surrounding fields and towards Winter Hill, this well-presented town house is located within the highly desirable Manchester commuter belt and set in a popular village environment. The property benefits from a private entrance hallway, ground floor WC, a main bathroom and an ensuite to the principal bedroom, together with private off road parking. An excellent opportunity for first time buyers.



- IDEALLY POSITIONED WITHIN THE MANCHESTER COMMUTER BELT
- AROUND 1 MILE FROM JUNCTION 5 OF THE M61 MOTORWAY
- ACCOMMODATION INCLUDES A GROUND FLOOR WC, ENSUITE AND MAIN BATHROOM
- OUTSTANDING OPEN VIEWS TO THE FRONT ASPECT
- A THRIVING SMALL MARKET TOWN LOCATED

APPROXIMATELY 15 MILES AWAY

Lancasters Independent Estate Agents
104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ

- APPROXIMATELY 0.7 MILES FROM A MAINLINE TRAIN STATION
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION SURROUNDED BY COUNTRYSIDE
- ENCLOSED, LOW-MAINTENANCE GARDENS WITH PRIVATE OFF-ROAD PARKING
- ORIGINALLY CONSTRUCTED IN THE EARLY TO MID-2000S
- DRONE IMAGERY PERFECTLY SHOWCASES THE STUNNING SURROUNDING LANDSCAPE

01204697919

hello@lancasters.property

55 ST JOHNS ROAD, LOSTOCK, BOLTON, BL6 4ET

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

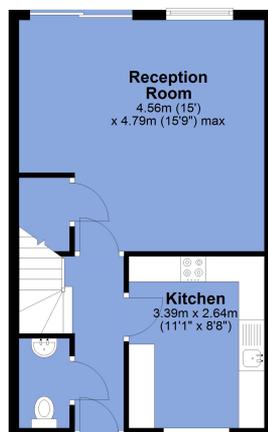
THE AREA

Chew Moor is a well-regarded village situated between Lostock and Westhoughton, offering excellent access to a wide range of transport links. Lostock train station is just under one mile away, providing direct mainline services into Manchester, while Junction 5 of the M61 motorway is slightly over a mile away, making the area particularly attractive to commuters.

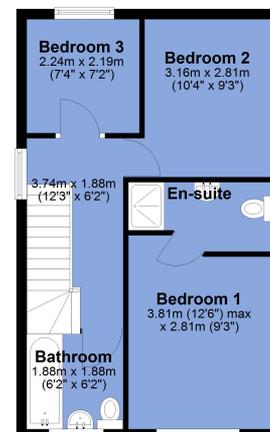
In addition to Manchester and the Trafford Centre, local amenities can be found in nearby Westhoughton and Horwich town centres, as well as the Middlebrook retail complex, which offers a comprehensive range of supermarkets, major retail outlets, restaurants, cinema and leisure facilities including a bowling alley.

The village is surrounded by open countryside, clearly visible from satellite imagery, and also benefits from access to both primary and secondary schools, further enhancing its appeal to families and professionals alike.

Ground Floor



First Floor



Total area: approx. 77.2 sq. metres (830.8 sq. feet)

ROOM DESCRIPTIONS

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.







