



## 91 Broad O Th Lane, Astley Bridge, Bolton, BL1 6RU

A rare opportunity to acquire this well presented four-bedroom, semi-detached home available for the first time since construction. Positioned within a private cul-de-sac. Located in the ever-popular Astley Bridge area.

- PRIVATE CUL-DE-SAC
- WELL PLACED FOR PRIMARY AND SECONDARY SCHOOLS
- LANDSCAPED GARDEN
- MASTER BEDROOM WITH ENSUITE AND WALK-IN WARDROBE
- IMPRESSIVE LEVEL OF PRIVACY
- VERY WELL-PRESENTED THROUGHOUT
- AVAILABLE FOR THE FIRST TIME SINCE CONSTRUCTION
- MODERN DINING KITCHEN
- WELL REGARDED ADDRESS
- DRIVEWAY/ COMMUNAL PARKING



£350,000

# 91 BROAD O TH LANE, ASTLEY BRIDGE, BOLTON, BL1 6RU

Available for sale for the first time since construction in 2007, this very well presented four-bedroom, semi-detached home located in the popular Astley Bridge area just off Moss Bank Way. This property boasts an impressive level of privacy being positioned on a private cul-de-sac surrounded by many local amenities, services and local transportation links. Asda 0.7 miles away, Lidl 0.5 miles away, Thornleigh Salesian College 0.5 miles away, Holy Infant primary school 0.7 miles away, Moss Bank Park 1.9 miles away, Bolton Town Centre 2.4 miles away, Local bus stop 0.1 mile away (approx.)

The living accommodation is over three floors and comprises of entrance hall, separate kitchen/dining, downstairs W/C. The rear reception room opens onto and overlooks the rear garden which is tiered and has been well landscaped fitted with astro turf and an electrical outlet. To the first floor the second bedroom has an en-suite. The further two bedrooms are served by the family bathroom.

The master bedroom which is located on the third floor of the property and overlooks the front is of particular good size. Including a walk-in wardrobe with en-suite.

Early viewing should be considered essential to appreciate the many qualities on offer.

We have been advised by our vendor that the property is Leasehold for a term of 999 years from 7th November 2013 subject to a peppercorn ground rent.

Council Tax Band C - £1,903.18

In accordance with the Estate Agents Act 1979 we are obliged to give notice that the seller of this property is a member of Lancasters Estate Agents staff.

## THE AREA

Superbly located, in a private cul-de-sac, just off Moss Bank Way, roughly between Halliwell Road and Blackburn Road.

The area is served well with both primary and secondary schools and the proximity to Moss Bank Way also means there are excellent bus links. There are also several supermarkets within a five-minute drive.

There is great access to both Bolton town centre and the countryside round the north of Bolton. The town includes a train station on the main line to Manchester and good motorway connections; whilst there is also a handful of pubs, shops and restaurants in and around Bromley Cross and Egerton.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hallway

14' 7" x 6' 8" (4.45m x 2.03m) Stairs to first floor landing with return staircase to the second floor.

#### WC

3' 1" x 5' 4" (0.94m x 1.63m) Gable window. Tiled walls and floor. WC. Hand basin.

#### Kitchen

12' 10" (max into the bay) x 10' 10" (3.91m x 3.30m) To the front with window overlooking the driveway and front garden. Gas hob with oven and extractor. Plumbing and integral washer, dishwasher, fridge and freezer. Under unit lighting. Units in grey gloss. Tiled aspect.

### First Floor

#### Bedroom 1

8' 5" x 15' 8" (2.57m x 4.78m) Window to the garden looking into a cul de sac to the rear.

#### En-Suite Shower Room

Gable window. WC. Hand basin. Shower. Fully tiled walls and floor.

#### Bedroom 2

9' 0" x 10' 7" (2.74m x 3.23m) Front aspect.

#### Bedroom 3

6' 2" x 7' 2" with a recess of 2' 7" x 2' 9" (1.88m x 2.18m with a recess of (0.79m x 0.84m) Window to the front.

#### Bathroom

6' 2" x 9' 0" (1.88m x 2.74m) Bath in tiled enclosure. Semi pedestal hand basin. WC. Fully tiled walls and floor.

### Second Floor

#### Master Suite

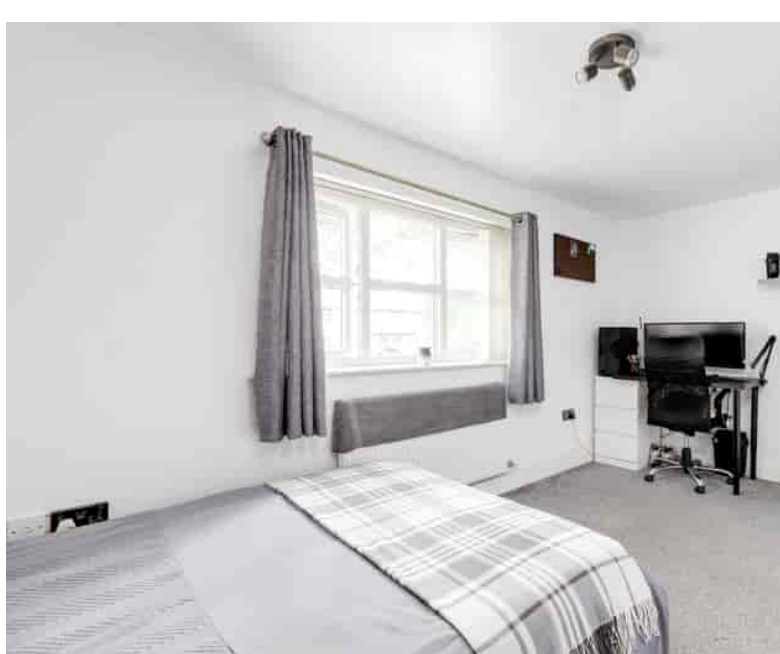
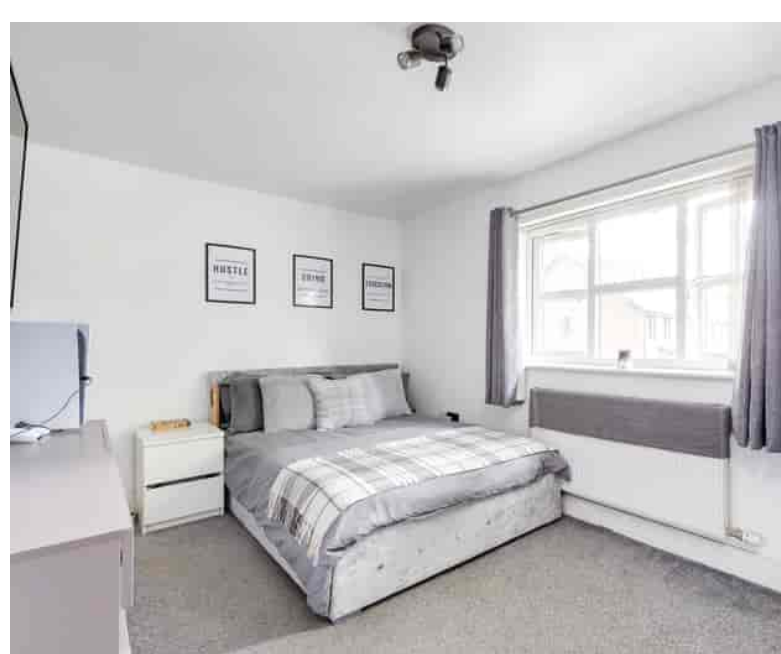
16' 11" (into restricted head space at the eaves) x 15' 8" (max) (5.16m x 4.78m) Dormer to the front with its window to the front.

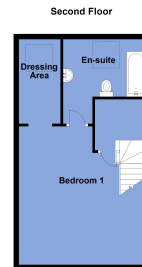
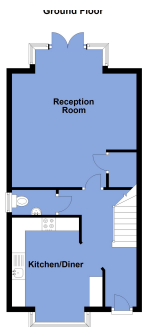
#### Dressing Room

9' 10" x 4' 11" (3.00m x 1.50m) Vaulted ceiling. Roof light to the rear.

#### En-Suite

10' 2" x 7' 0" (3.10m x 2.13m) Bath within tiled enclosure with shower from mains over. WC with a concealed cistern. Hand basin. Vanity unit. Eaves storage. Velux roof light.





Total area: approx. 126.3 sq. metres (1359.5 sq. feet)  
 THE FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SIZE IS AN APPROXIMATE GUIDE  
 THE ABOVE ARE PARTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	76	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	84

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