



48 ST ANDREWS ROAD LOSTOCK BL6 4AB

£1,125,000

Understood to be constructed around 1940 and owned within the same family for over 50 years.

The plot is just over half an acre, and it is generally a level site and is of a regular shape. Many years ago, the family purchased an additional strip of land and so there is a greater width when compared to some similar homes within the vicinity. Main services are connected, and our clients have also acquired the freehold.

The current dwelling is a four bedroom detached which in itself is a pleasant size but equally modest when compared to some of the more recently constructed properties along the road. As such, we are happy to report that our clients have gained detailed planning to construct a 'super home' of 10,000 ft.².

As such, the lengthy and costly legwork has been completed and establishes a remarkable concept. If a buyer wished to create a smaller dwelling, this should therefore be achievable subject to the usual consents.

As you will see, there are a number of CGI images to illustrate the proposed build and no doubt the buyer who presents will have a desire to create a high calibre bespoke home safe in the knowledge that the postcode supports high value transactions.

The sellers inform us that the property is Freehold

Council Tax is Band G - £3,628.51

Ground Floor

Reception Room 1

15.17m (17') x 5.15m (16'11")

Bay window to front, two windows to side

Reception Room 2

4.77m (15'8") x 4.56m (15')

Bow window to front, two windows to side

Reception Room 3

3.25m (10'8") x 2.59m (8'6")

Window to rear, door to stairs.

Morning Room

Bay window to side

Kitchen

4.15m (13'7") x 2.44m (8')

Window to side

Pantry

2.71m (8'11") x 1.18m (3'10")

Window to rear

Laundry Room

3.00m (9'10") max x 2.21m (7'3")

Window to rear

First Floor

Bedroom 1

5.71m (18'9") x 4.56m (14'11") plus 0.36m (1'2") x 0.36m (1'2")

Two windows to side, window to front

En-Suite

Window to front

Bedroom 2

4.57m (15') x 4.15m (13'7")

Bow window to front, two doors.

En-Suite**Bedroom 3**

4.56m (14'11") x 3.77m (12'4")

Two windows to side, window to rear

Bedroom 4

4.25m (13'11") x 3.22m (10'7")

Window to rear, window to side

Bathroom

Window to side