



INDEPENDENT ESTATE AGENTS

34 Crowborough Close, Lostock, Bolton, Lancashire, BL6 4LZ
£450,000
FOR SALE

Extended to create a large open plan kitchen, living and dining area plus 2 individual reception rooms. This home is finished in a contemporary style and tucked away at the head of a cul-de-sac, fringing woodlands. Around 1.3 miles to motorway and train link.



- HIGH QUALITY PRESENTATION THROUGHOUT
- IMPRESSIVE LEVEL OF PRIVACY
- AROUND 1.3 MILES TO MOTORWAY AND TRAIN LINK
- SMALL PLAYGROUND NEARBY
- ENSUITE TO MASTER BEDROOM
- TWO INDIVIDUAL RECEPTION ROOMS
- A1 LOCATION AT THE HEAD OF A CUL-DE-SAC
- SUPERB FAMILY HOME
- WELL PLACED FOR CLAYPOOL PRIMARY SCHOOL
- CLOSE TO FOOTPATHS INTO THE COUNTRYSIDE
- SUBSTANTIAL OPEN PLAN DINING KITCHEN LIVING AREA

34 CROWBOROUGH CLOSE, LOSTOCK, BOLTON, LANCASHIRE, BL6 4LZ

Positioned in what we believe to be one of the leading plots within this popular development and benefiting from a very thoughtful and large extension.

This recent extension has been finished to an excellent standard and includes a stunning kitchen with island unit, distinct dining area and a large, living space with vaulted ceiling and bi-folding doors opening to the garden. An additional reception room has also been created, making an ideal playroom, snug or home office. Additionally, there is a separate formal reception lounge plus ground floor WC and wet room utility with further access into a garage.

To the first floor, there are four bedrooms, the master of which is served by an ensuite, and the further bedrooms have access to the family bathroom.

The aforementioned plot has been thoughtfully landscaped and includes gardens and patios with the added benefits of woodland to one side.

Seller informs us that the property is Freehold.

Council Tax Band E - £2,660.90

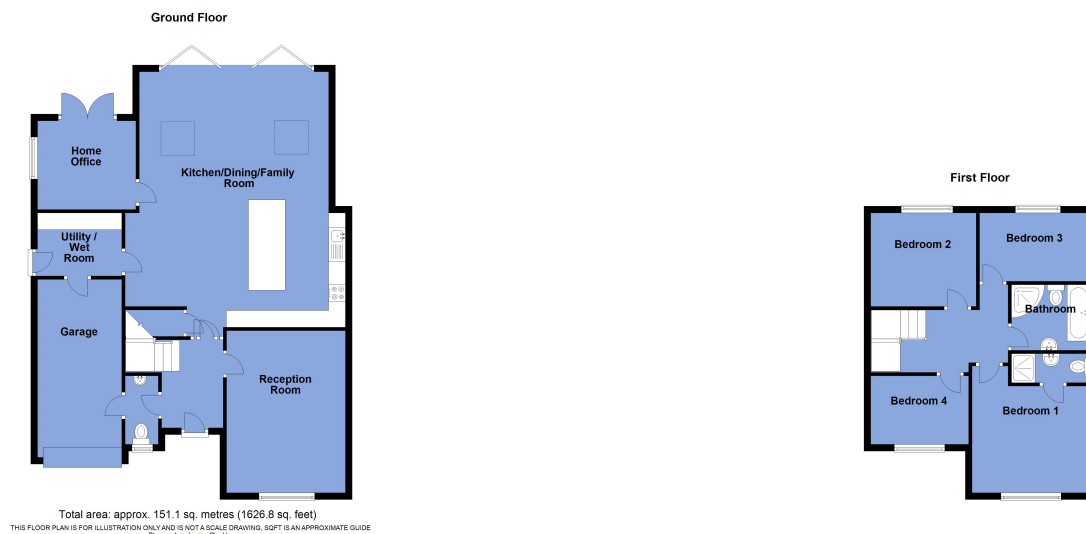
Such homes often generate a speedy rate of sale, and an early viewing should be considered essential.

THE AREA

The Area:

Crowborough Close is positioned just to the top of Austins Lane which in turn is accessed from the Beehive roundabout and therefore places the home superbly to take advantage of Junction 6 of the M61 and Horwich Parkway train station which is on the main line to Manchester. A very convenient area with an abundance of shops and services within Bolton and Horwich town centres, together with the Middlebrook Leisure & Retail complex.

There is excellent access into the nearby countryside at the top of Austin's Lane with footpaths providing access into nearby fields. The properties in and around Austin's Lane, more specifically on St Leonard's Avenue, Purbeck Drive and Crowborough Close have remained consistently popular and many people settle in the homes for a long stay.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

5' 6" x 8' 6" (1.68m x 2.59m) With stairs to the first floor and access to the ground floor WC

Ground Floor WC

3' 4" x 6' 8" (1.02m x 2.03m) With window to the front. Hand basin. WC. Access into the garage

Reception Room 1

15' 10" x 11' 7" (4.83m x 3.53m) Positioned to the front and overlooking the garden.

Large Open Plan Kitchen Living & Dining Area

The kitchen is fully loaded and includes a large island unit, distinct dining area and living area to the rear and bi-folding doors opening onto an overlook in the rear garden and also includes an impressive vaulted ceiling at 11'6.

Reception Room 2

9' 7" x 8' 8" (2.92m x 2.64m) Window to the rear and forming part of the extension.

Wet Room Utility

8' 3" x 6' 2" (2.51m x 1.88m) With side door and wet room floor four convenient dog washing.

Single Integral Garage

First Floor

Bedroom 1

Front overlooking the front garden and Woodland side.

En Suite

2' 9" x 7' 9" (0.84m x 2.36m) With side window, WC, shower and hand basin

Bedroom 2

10' 5" x 9' 4" (3.17m x 2.84m) Rear double

Bedroom 3

6' 10" x 10' 10" (2.08m x 3.30m) Rear double

Bedroom 4

9' 7" x 6' 11" (2.92m x 2.11m) Front single

Family Bathroom

6' 5" x 7' 8" (1.96m x 2.34m) To the gable with side window bath WC hand basin

EXTERIOR

Gardens

Lead Gardens to the front and rear, long driveway, potential to extend the driveway, landscaped, rear garden.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81
England, Scotland & Wales		EU Directive 2002/91/EC 