



INDEPENDENT ESTATE AGENTS

3 Meadowbrook Close, Lostock, Bolton, Lancashire, BL6 4HX
£625,000
FOR SALE

A substantial and immaculate home of just over 2400 ft.² Large integral double garage, dining kitchen plus substantial utility. Master bedroom suite includes walk in wardrobes plus ensuite and sauna.



- SUBSTANTIAL DETACHED
- MASTER SUITE PLUS SAUNA
- LOW DENSITY, HIGH CALIBRE CUL-DE-SAC IN A SEMI-RURAL LOCATION
- MAINLINE TRAIN STATION AROUND 1 MILE
- MANCHESTER COMMUTER BELT

- ALL BEDROOMS ARE A SIGNIFICANT SIZE
- LARGE INTEGRAL DOUBLE GARAGE PROVIDE SCOPE FOR FURTHER CONVERSION
- LOSTOCK PRIMARY SCHOOL APPROX 1.1 MILES & BOLTON SCHOOL APPROX 2.9 MILES
- AROUND 1.3 MILES TO MOTORWAY LINK
- WELL PLACED FOR BUS LINKS TO A VARIETY OF SCHOOLS

3 MEADOWBROOK CLOSE, LOSTOCK, BOLTON, LANCASHIRE, BL6 4HX

A freehold property, constructed during 2004 and maintained to a very high standard.

The fresh and neutral decor is sure to appeal to those looking for a property with little ongoing maintenance and we would draw your attention to the square footage of the home which is just over 2400sqft

This overall size could easily accommodate more bedrooms however the design was planned to offer substantial room sizes without compromise. The master suite includes a walk-in wardrobe, an abundance of fitted furniture and an attractive ensuite. This bedroom also has access to an impressive sauna.

There's an excellent provision of storage within the extensively boarded loft and significant integral double garage. This garage offers potential for further conversion, subject to the usual permissions.

The sellers inform us that the property is Freehold.

Council Tax Band G - £3,568.48

THE AREA

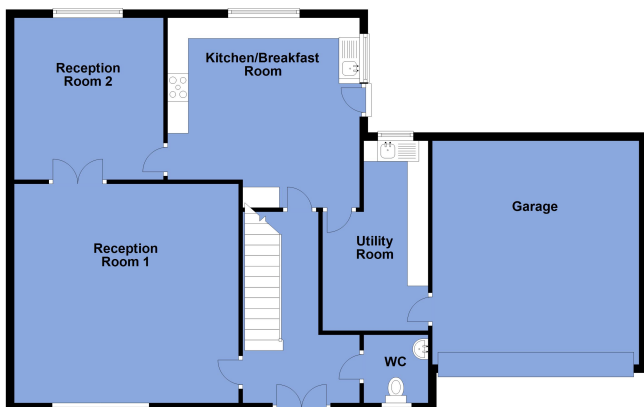
The Area:

Chew Moor village fringes Lostock and offers pleasant semi-rural surroundings with excellent access to important transport links. Lostock train station, which is on the mainline to Manchester, is around 1 mile away and junction 5 of the M61 is around 1.3 miles away. As such, many settle in the area to benefit from the commuter belt into Manchester city centre.

There is also good access to the satellite towns of Westhoughton and Horwich which offer an array of shops, services and supermarkets and complement the large retail development close to the towns football stadium.

The location strikes an excellent balance of access to the surrounding countryside but is not so remote and the transport infrastructure is ideal for those commuting towards Manchester. The town is served by a variety of primary and secondary schools with Lostock Primary School being approximately 1.1 miles and Bolton School being approximately 2.9 miles and offers an excellent family friendly package. A short stroll away you will find the local Cricket Club, a child's park and a local village pub serving food. A simple glimpse of a satellite image of the area will perfectly illustrate the amount of open green space surrounding the village.

Ground Floor



First Floor



Total area: approx. 226.6 sq. metres (2438.6 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

15' 6" (max) x 9' 4" (max) (4.72m x 2.84m)

Ground Floor WC

5' 4" x 4' 11" (1.63m x 1.50m) Window to front. WC. Hand basin.

Reception Room 1

17' 5" x 17' 10" (5.31m x 5.44m) Window to the front. Gas fire.

Reception Room 2

12' 10" x 11' 9" (3.91m x 3.58m) Rear window.

Dining Kitchen

12' 10" x 15' 2" (3.91m x 4.62m) Tiled floor. Distinct dining area to the centre. Space for a gas range.

Utility Room

8' 4" x 8' 8" (2.54m x 2.64m) and 4' 6" x 6' 4" (1.37m x 1.93m) Rear window. Matching tiled floor. Additional storage also.

Integral Garage

16' 6" x 17' 8" (5.03m x 5.38m) Electric up and over door. Power. Light. Plumbed into the central heating. Boiler and pressurised unit.

First Floor

Landing

18' 1" x 6' 5" (5.51m x 1.96m) To the front with natural light.

Bedroom 1

16' 6" x 15' 10" (5.03m x 4.83m) Front double. Fitted walk-in wardrobe measuring 4' 1" x 7' 4" (1.24m x 2.24m)

En-Suite

6' 7" x 3' 4" (2.01m x 1.02m) Recently fitted. Window to front. Fully tiled walls and floor. WC. Hand basin. Shower from mains.

Sauna

Access from the landing.

Bedroom 2

17' 10" x 15' 0" (5.44m x 4.57m) Front double

Bedroom 3

11' 4" x 12' 3" (3.45m x 3.73m) Gable window and rear circular window. Fitted storage.

Bedroom 4

8' 3" x 15' 5" (2.51m x 4.70m) Rear window.

Family Bathroom

12' 2" x 7' 3" (3.71m x 2.21m) Rear window. WC. Corner bath with shower from mixer. Hand basin. Double shower with shower from mains.

Loft

27' 8" x 12' 11" (8.43m x 3.94m) Floor boards down. Lighting which is hard wired.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
	77	82
England, Scotland & Wales EU Directive 2002/91/EC 