



INDEPENDENT ESTATE AGENTS



48 St Andrews Road, Lostock, Bolton, BL6 4AB

A mature detached dwelling with planning granted for the construction of a 10,000 square-foot home and positioned along one of the town's most prestigious roads. Plot size just over half an acre and connected to main services.

- LARGE PLOT JUST OVER 0.5 OF AN ACRE
- GOLF COURSE TO THE FRONT
- CONNECTION TO M61 AROUND 2 MILES
- PLANNING GRANTED FOR THE CONSTRUCTION OF A 10,000 SQUARE-FOOT HOME
- MAINS SERVICES CONNECTED TO SITE AND FREEHOLD
- PRIVATE ROAD HOSTING JUST 10 DWELLINGS
- MANCHESTER COMMUTER BELT WITH MAINLINE TRAIN STATION AROUND 1 MILE BY ROAD
- BOLTON SCHOOL JUST OVER 2 MILES
- HIGH CALIBRE LOCATION
- LARGE RETAIL DEVELOPMENT CONVENIENTLY POSITIONED

£1,250,000



48 ST ANDREWS ROAD, LOSTOCK, BOLTON, BL6 4AB

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

THE AREA

St Andrews Road is located just off Links Road and Chorley New Road. The high calibre address sits within the heart of Lostock and hosts large individual dwellings, many of which boasting a significant value. As such a buyer can be comfortable in the knowledge that the tone of value within the immediate area is at a high level.

Many people would wish to settle in the area to benefit from the outstanding transport infrastructure which includes junction 6 of the M61 (around 2 miles away) and Lostock train station (around 1 mile away) which is on the mainline to Manchester. Bolton School is also a consistent reason for residents to settle within the area and it is worth noting that a bus route runs along the nearby Chorley New Road and that the school is just around 2 miles away.

In terms of shops and services, Horwich town centre and the Middlebrook leisure and retail development include a great variety of outlets from small independent traders to large supermarkets, whilst many locals consider Manchester as an appropriate distance to shop, work and socialise. There is a choice of 2 golf clubs practically on the doorstep with a further variety of gyms and racket clubs which serve the area. In summary Links Road has a great family friendly package on offer in what has long been regarded as one of the area's leading residential zones and as such an early viewing should be considered essential.

Proposed Images - 48 St Andrews Road



ROOM DESCRIPTIONS

Ground Floor

Reception Room 1

1 5.17m (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

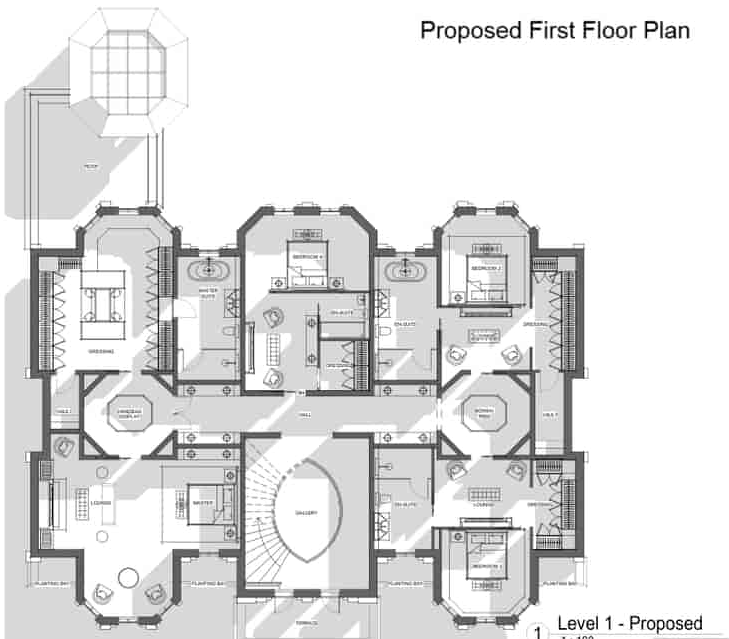
4.25m (13'11") x 3.22m (10'7")

Window to rear, window to side

Bathroom

Window to side

Proposed First Floor Plan





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

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