



1 Blandford Rise, Lostock, Bolton, BL6 4JH

No chain. A very popular design and located within a cul-de-sac just off St Leonards Avenue. Excellent scope for extension and modernisation. Manchester commute belt. Great access to primary and secondary schools.

- NO CHAIN
- LARGE HALLWAY AND LANDING
- GREAT ACCESS TO COUNTRYSIDE
- TWO INDIVIDUAL RECEPTION ROOMS
- GROUND FLOOR WC
- POSSIBILITY FOR EXTENSION
- CUL-DE-SAC LOCATION
- 1.5 MILES TO MOTORWAY AND TRAIN LINK
- POTENTIAL TO ADD ENSUITE TO MASTER BEDROOM
- LARGE DOUBLE GARAGE



£390,000

1 BLANDFORD RISE, LOSTOCK, BOLTON, BL6 4JH

The Home

A very popular design of four bedroom and two reception room detached located within a quiet quiet cul-de-sac just off St Leonards Avenue.

The home has retained its original configuration and it is worthy of note that many other homes of this design have been extended by building to the side of the kitchen and rear of the garage.

There is a generous entrance hallway and sizable landing, which enjoys natural light. The substantial lounge runs parallel with the kitchen to the rear and offers great potential to create open plan living should this be desired.

The very fact that the property is situated within a cul-de-sac is a characteristic which should not be underestimated.

We have been advised by our vendor that the property is Freehold. Council Tax Band E.

THE AREA

The Area:

Blandford Rise is a cul- de- sac just off St Leonards Avenue and Purbeck Drive. The development is close to the Beehive roundabout in Lostock and is a well-regarded area. Many people would look to purchase due to the outstanding travel connections which include Horwich Parkway train station and junction 6 of the M61 which are approximately 1.5 miles away. There is popular local schooling with both primary and secondary schools serving the area. From a commercial point of view there is a large out of town style retail development close to the aforementioned train station; whilst Horwich town centre itself is a traditional retail centre with many independently- owned shops and services and is around 2 miles away. A simple glimpse at a satellite image of the area will show abundant open green space and so the area is ideal for those who enjoy spending time outdoors.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

7' 11" broadening to 7' 10" (2.41m broadening to 2.39m) x 12' 7" extending into 16' 1" (3.84m extending into 4.90m) Stairs to the first floor. Timber glass paneled front door with side screen entered via a storm porch area. Understairs storage. Access into a large ground floor wc/cloakroom.

WC/Cloakroom

8' 4" x 4' 4" (2.54m x 1.32m) Gable window.

Reception Room 1

15' 0" x 13' 8" (4.57m x 4.17m) To the rear overlooking the garden. Double doors opening into reception room 2 to the front. Gas fire.

Reception Room 2

11' 11" x 11' 9" (3.63m x 3.58m) To the front overlooking the front garden. Double doors going back into reception room 1.

Kitchen

9' 0" x 13' 4" (2.74m x 4.06m) To the rear, running parallel to reception room 1. Glass paneled composite side door. Rear window to the garden. Wall and base units in a light woodgrain. Feature lighting. Space for appliances. Double oven. Integral dishwasher. Integral fridge plus freezer. Induction hob with extractor over.

First Floor

Landing

7' 7" x 15' 11" (2.31m x 4.85m) With natural light via a window to the front. Loft access with pull down ladder. Loft is boarded for storage plus lighting.

Bedroom 1

14' 2" x 16' 1" (measured to the rear of the large wardrobe unit, this area is sometimes converted to an ensuite with this design of property) (4.32m x 4.90m) Rear window to the garden. View to the left over rooftops towards the hills.

Bedroom 2

12' 1" x 11' 6" (3.68m x 3.51m) Front double. Window to front.

Bedroom 3

12' 4" x 9' 4" (3.76m x 2.84m) Rear double. Rear window to the garden

Bathroom

8' 4" x 6' 11" (2.54m x 2.11m) Gable window. Fully tiled to the walls. Hand basin and WC with concealed cistern in matching unit. Bath and shower enclosure.

Bedroom 4

8' 2" x 8' 8" (2.49m x 2.64m)

Outside

Rear Garden

Enclosed. Mature boarder. Access into the rear of the garage.

Garage

15' 10" (max) x 15' 6" (4.83m x 4.72m) With electric roller type garage door. Gas central heating combi boiler, fitted January 2022.

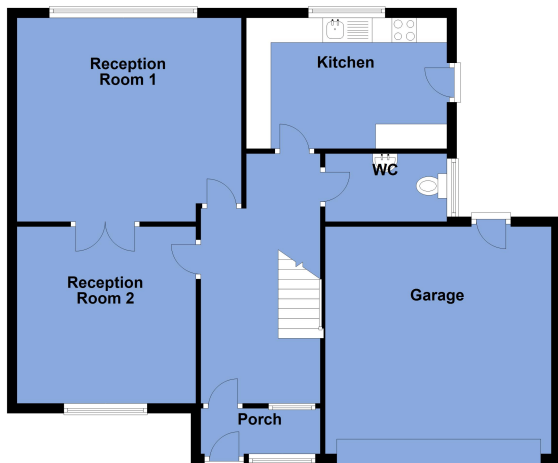




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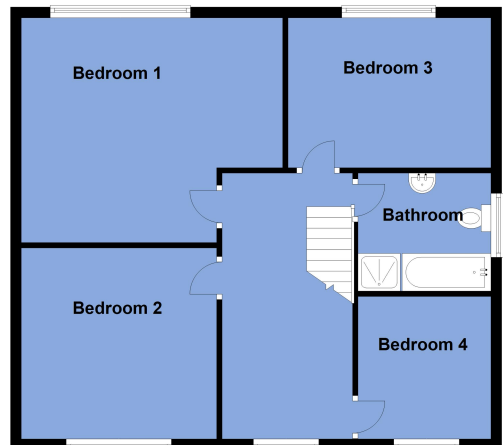


Ground Floor



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

First Floor



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			
England, Scotland & Wales		70	80

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