



INDEPENDENT ESTATE AGENTS

40 Foxhunter Close, Lostock, Bolton, Lancashire, BL6 4GR
£195,000
FOR SALE

A well cared for, modern home, which is not overlooked from the rear and is well placed for train and motorway links both of which are around one mile away. There are two double bedrooms plus lounge and separate dining kitchen. Allocated parking for two vehicles.



INDEPENDENT ESTATE AGENTS



- MANCHESTER COMMUTER BELT
- OFF ROAD PARKING
- NOT OVERLOOKED FROM THE REAR
- 2 DOUBLE BEDROOMS
- MIDDLEBROOK RETAIL DEVELOPMENT AROUND HALF A MILE

- AROUND ONE MILE TO MOTORWAY AND TRAIN LINKS
- HEAD OF CUL DE SAC POSITION
- MODERN PRESENTATION
- ACCESS TO FOOTPATH THROUGH NEARBY GOLF COURSE
- INDIVIDUAL HALLWAY AND DOWNSTAIRS WC

40 FOXHUNTER CLOSE, LOSTOCK, BOLTON, LANCASHIRE, BL6

4GR

The Home:

Positioned in an excellent head of cul de sac location, backing onto Ox Hey Lane and enjoying the very strong characteristic of not being overlooked from the rear.

Allocated off road parking for 2 vehicles immediately to the front and pleasant, low maintenance rear garden. The home was constructed during 2016 to modern insulation standards and boasts an energy performance rating of B. The layout includes an individual entrance hall and ground floor WC. The lounge is positioned to the front whilst the dining kitchen spans the full width at the rear and both opens to and overlooks the rear garden.

To the first floor there are two well-proportioned double bedrooms served by the main bathroom.

The property is presented in a neutral style throughout and will no doubt suit first time buyers looking to secure their first home.

The sellers inform us that the property is Freehold.

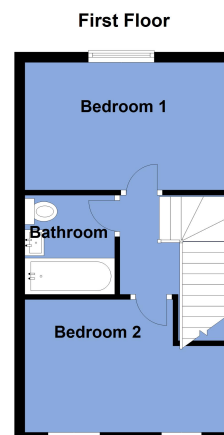
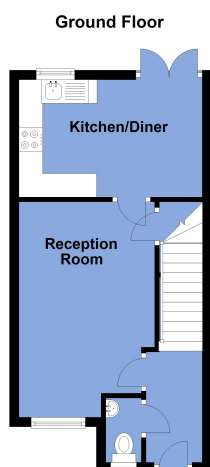
Council Tax Band B - £1,693.33

THE AREA

The Area:

Foxhunter Close is a cul de sac just off Academy Way, between Ox Hey Lane and De Havilland Way. This location is close to Tesco and the Bolton Wanderers football stadium and will no doubt appeal to those people seeking excellent transport links who also wish to have a good number of shops and services 'on the doorstep'.

The Middlebrook retail complex nearby offers a wealth of these commercial opportunities and also includes a cinema, restaurants, gym etc. Junction 6 of the M61 and Horwich Parkway train station are approximately 1 mile away. The property backs onto Ox Hay Lane which is a high calibre address and connects with the Middlebrook cycle trail which cuts through the nearby golf course and is ideal for running, cycling and dog walking etc...



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

Hallway

8' 9" x 3' 5" (2.67m x 1.04m) Stairs to the first floor.

Ground Floor WC

2' 10" x 4' 5" (0.86m x 1.35m) Window to front. WC. Hand basin.

Reception Room 1

9' 5" (max) x 14' 11" (2.87m x 4.55m) To the front.

Dining Kitchen

12' 8" x 8' 3" (3.86m x 2.51m) Full width to the rear with a distinct dining area. Kitchen u-shaped. Wall and base units in grey gloss. Integral gas hob. Oven, splashback and extractor. Space within the units for a washing machine, dishwasher. Cupboard conceals the gas central heating boiler.

First Floor

Bedroom 1

12' 8" x 8' 5" (3.86m x 2.57m) Front double. Good recess area and good sized overstairs storage.

Bedroom 2

8' 1" x 12' 8" (max to the rear of the fitted wardrobes) (2.46m x 3.86m) Rear double with window overlooking the rear garden with the private aspect. Fitted wardrobes: wardrobes, dressing table/work station.

Bathroom

5' 6" x 6' 3" (1.68m x 1.91m) WC. Hand basin. Bath with shower from mains over. Tiled splashback.

Rear Exterior

Garden

Landscaped garden in a low maintenance style. Private aspect.







