



INDEPENDENT ESTATE AGENTS

11 The Woodlands, Lostock, Bolton, BL6 4JD
£525,000
FOR SALE

Offering potential to extend and positioned within a high calibre cul-de-sac close to Beaumont Hospital just off Chorley New Road.



- LONG DRIVEWAY AND ATTACHED GARAGE
- RECEPTION ROOM ONE IS PARTICULARLY LARGE AND RUNS THE FULL DEPTH OF THE PROPERTY
- NO CHAIN
- BOILER REPLACED DURING 2018
- LOSTOCK TRAIN STATION AROUND 1 MILE

- TWO INDIVIDUAL RECEPTION ROOMS
- CUL-DE-SAC LOCATION
- SOLAR PANELS WITH BATTERIES HELP TO REDUCE THE RUNNING COSTS
- OPTION OF MOTORWAY JUNCTIONS 2.5 AND 3 MILES
- OUTSTANDING RATED LOSTOCK PRIMARY SCHOOL AROUND 1 MILE

11 THE WOODLANDS, LOSTOCK, BOLTON, BL6 4JD

Available with the great benefits of no chain and having been owned within the same family since 1988.

This lengthy stay has been mirrored by a number of properties within the immediate area which speaks volumes for the calibre of address.

In recent years, our clients have invested in solar panels together with associated batteries at the cost for around £12,000. The positive experience of reduced running costs and ability to charge their car based on the solar generated electricity means that they are sure to replicate the system in their next property.

The ground floor configuration includes two individual reception rooms the first of which is particularly large and runs the full depth of the property. Should an open plan kitchen and living space be desired the configuration also lends itself well too this conversion without the need to further extend. The attached garage and side garden would allow potential for extension subject to the usual consents.

Please note that the rear garden is generally tiered and would therefore suit those buyers looking for a more ornate garden rather than a flat expanse of turf.

The seller informs us that the property is Freehold

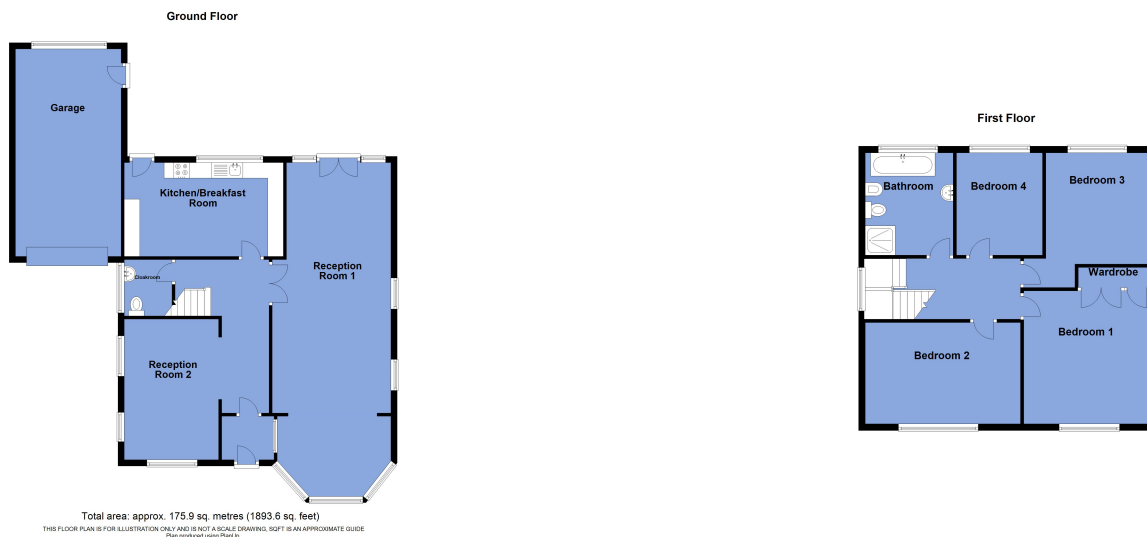
Council Tax is Band - F - £3,144.74

THE AREA

The Woodlands is located just off Chorley New Road in Lostock and in a cul-de-sac position. We consider this to be a highly regarded area and benefits from excellent access to the nearby Lostock train station which is approximately one mile away and on the mainline to Manchester plus two junctions of the M61 (approx. 2.5 and 3 miles respectively).

The nearest commercial centre is the Middlebrook leisure and retail complex and Horwich town centre. For those who are seeking good access to Bolton School the home is well placed for one of the main bus routes. Lostock Primary School is rated as Outstanding and around just 1 mile away.

Lostock and Heaton include several sports clubs and restaurants / bars. Homes of this style with the popular surrounding facilities are generating good levels of interest and we would recommend an early viewing.



ROOM DESCRIPTIONS

Ground Floor

Porch

5' 1" x 4' 1" (1.55m x 1.24m) Further access into the main hall

Hallway

16' 2" x 4' 8" extending to 10' 4" to the stairs area (4.93m x 1.42m extending to 3.15m to the stairs area) Access into a dining kitchen. Stairs from the hallway to a half landing

Ground Floor WC

5' 11" x 4' 10" (1.80m x 1.47m) High level gable window. WC. Hand basin.

Reception Room 1

8' 6" x 12' 0" (2.59m x 3.66m) going into the bay extension which has a vaulted ceiling and 26' 5" x 12' 6" (8.05m x 3.81m) Window to the front. Two gable windows. French doors and side screens to the rear.

Reception Room 2

14' 10" x 9' 11" (4.52m x 3.02m) Double aspect with two gable windows plus floor level window to the front. Solid timber floor.

Kitchen/Breakfast Room

9' 8" x 16' 9" (2.95m x 5.11m) Rear window. Rear door. Integral oven, hob, dishwasher.

First Floor

Landing

Half landing with return to main landing with loft access.

Bedroom 1

13' 1" x 12' 5" (3.99m x 3.78m) Window to the front garden and driveway.

Bedroom 2

10' 0" x 15' 4" (3.05m x 4.67m) Window to the front.

Bedroom 3

13' 3" x 10' 3" (4.04m x 3.12m) Double bedroom positioned to the rear overlooking the garden.

Bedroom 4

9' 9" x 8' 6" (2.97m x 2.59m) Single bedroom positioned to the rear.

Bathroom

9' 9" x 7' 7" (2.97m x 2.31m) Rear window. Bath. Bidet. WC in concealed cistern. Hand basin. Fitted shower. Storage.

Exterior

Garage

12' 11" x 11' 2" (3.94m x 3.40m) Gas central heating boiler by Viessmann. Electric consumer unit. Electric meter. Gas meter.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	