

4 Winton Green, Lostock, Bolton, Greater Manchester, BL6 4JQ



Price £360,000

A unique opportunity to purchase a detached residence in a quiet cul-de-sac offered with no chain resting on a considerable plot with scope comprising, hall, lounge, dining room, kitchen, W.C., landing, 4 beds, shower room, double garage, drive, internal and external viewing highly recommended.

- 4 Bedrooms
- No Chain
- Detached
- 2 Reception Rooms
- Exceptional Plot
- Double Garage & Drive



A detached residence positioned on Winton Green, Lostock offered with no onward chain resting on a considerable plot tucked away on a cul-de-sac comprising, entrance hall, lounge with double doors leading to dining room, breakfast kitchen, downstairs W.C. On the upper level a spacious landing provides access to four bedrooms (bed 4 currently being utilised as an office) and a three piece shower room. Externally to the front a driveway leads to a double garage with electronically operated door, garden area to front, garden area to side aspect leading to a large rear garden and patio. The property rests within easy reach to Middlebrook retail park, Horwich village centre, motorways, rail station, bus routes, regarded schooling and local country walks up to Rivington Pike and Winter Hill. The property offers scope and would suit a growing family and early viewing is recommended to fully appreciate.

Hall

entrance hall with stairs rising to upper level, doors lead to further accommodation, door to W.C.

Lounge 13'4" x 15'0" (4.06m x 4.57m)

Positioned to the rear with sliding patio doors to rear offering views over the extensive rear gardens, wall mounted radiator, power points, connecting doors to dining room.

Dining Room 11'7" x 11'8" (3.53m x 3.55m)

Accessed via the hall and from connecting doors from the lounge to dining room with double glazed window to the front, power points, wall mounted radiator.

Kitchen/Breakfast Room 8'10" x 13'5" (2.68m x 4.08m)

Access to kitchen with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, inset single drainer sink with mixer tap, space for cooker, plumbed for dish washer, double glazed window to rear, storage cupboard, space for dining, door to side aspect.

WC

Two piece suite accessed via the entrance hall with low level W.C., vanity wash basin, double glazed frosted window, partial tiled elevations, wall mounted radiator. tiled floor, tiled elevations, cupboard,

Double Garage

Double garage with electronically operated door providing off road parking and storage, further door to rear.

Landing

Stairs rise to upper level, doors lead to further accommodation, double glazed window to front elevation.



Bedroom 1 13'8" x 16'3" (4.16m x 4.96m)

Exceptional master bedroom with a range of fitted wardrobes providing storage and hanging space, double glazed window to the rear with views over the rear gardens, wall mounted radiator, power points.

Bedroom 2 11'9" x 11'9" (3.57m x 3.57m)

Positioned to the front elevation with a range of fitted wardrobes providing storage and hanging space, power points, double glazed window to front elevation.

Bedroom 3 9'1" x 12'1" (2.76m x 3.69m)

Another good sized double room situated to the rear with double glazed window overlooking the gardens, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 4 7'8" x 8'0" (2.33m x 2.45m)

Currently used as an office with fitted office furniture and built in cupboard but could easily be reconfigured as a bedroom with double glazed window to the front elevation, power points, wall mounted radiator.

Shower Room

Modern suite with double shower with sliding glass door, low level W.C. vanity wash basin with under storage, double glazed frosted window, wall mounted heated towel rail.

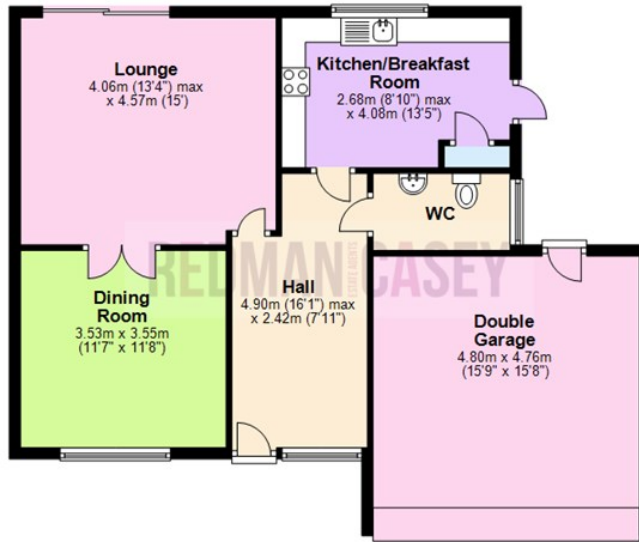
Outside

To the front a stone flagged driveway leading to attached double garage, lawned garden area to the front with soil beds with seasonal plants, flowers foliage and bordered with traditional hedges. To the side aspect a grassed area with stone flagged path leading to the rear plot of an exceptional size with stone flagged patio, gravel bedded areas, laid lawns, soil bedded sections with a variety of plants shrubs and foliage.



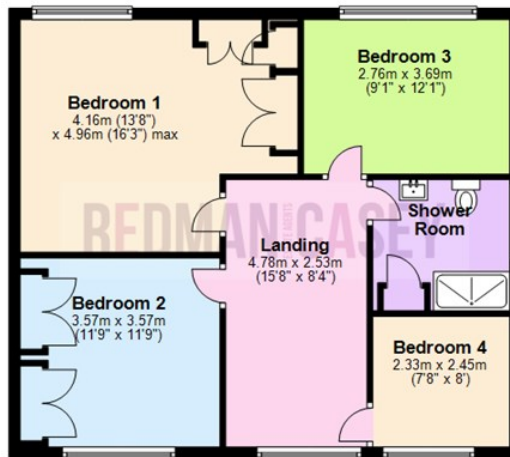
Ground Floor

Approx. 68.6 sq. metres (630.3 sq. feet)



First Floor

Approx. 66.8 sq. metres (719.4 sq. feet)



Total area: approx. 125.4 sq. metres (1349.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

