

3 Sudbury Drive, Lostock, Bolton, Greater Manchester, BL6 4PP



Offers In The Region Of £400,000

Superbly presented and improved 4 bedroom detached property located in this highly desirable area, ideally situated for Lostock rail station and local schools, the property offers excellent family accommodation throughout with potential for expansion should the need arise. Viewing is essential.



Located in this popular residential area the property offered for sale will tick lots of boxes for a growing family offering flexible accommodation with potential for expansion should the need arise. Benefiting from gas central heating and double glazing throughout this family home boasts spacious reception rooms and generous bedrooms throughout and comprises :- Entrance hall, w.c., bedroom 4 / large office, dining room, fitted kitchen, utility room and access to double garage. Accessed via a half landing there is a spacious lounge with feature vaulted ceiling. To the first floor there are three generous bedrooms all with fitted wardrobes and furniture the master having an en suite shower room. and a family bathroom fitted with a modern three piece white suite. Outside there is an open plan garden to the front with driveway parking for 4 cars and private south west facing rear garden with large patio and lawned area. The property must be viewed to appreciate all on offer



Entrance Hall

Two double radiators, stairs, door to Storage cupboard, built-in under-stairs storage cupboard, door to:

WC

UPVC frosted double glazed window to side, fitted with two piece comprising, wall mounted wash hand basin with tiled splashback and low-level WC, radiator, oak flooring.



Cloakroom

Bedroom 4 12'0" x 13'0" (3.67m x 3.96m)

UPVC double glazed window to front, radiator.

Kitchen/Diner 8'4" x 19'2" (2.54m x 5.83m)

Fitted with a matching range of cream base and eye level units with underlighting, drawers, cornice trims and contrasting black granite worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge and dishwasher, space for range with extractor hood over, two uPVC double glazed windows to rear, double radiator, uPVC double glazed door to garden, open plan to:



Utility 8'4" x 5'0" (2.54m x 1.53m)

Fitted with a matching range of cream base and eye level units with contrasting worktop space over, integrated fridge and freezer, plumbing for washing machine, space for tumble dryer.

Dining Room 12'7" x 13'1" (3.83m x 3.99m)

Double radiator, two wall lights, coving to ceiling, uPVC double glazed french doors to garden.

Landing

Built-in storage cupboard with shelving, door to:



Lounge 21'11" x 15'4" (6.69m x 4.68m)

UPVC double glazed window to rear, uPVC double glazed window to front, coal effect gas fire with ornate surround, two double radiators, laminate flooring, five wall lights, vaulted ceiling, door to:



Balcony 4'7" x 15'4" (1.39m x 4.68m)

Ranch style balustrade to front and side.

Bedroom 1 12'4" x 12'8" (3.75m x 3.86m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double with hanging rails, shelving and overhead storage, radiator, door to:

En-suite

Fitted with two piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled double shower enclosure, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, tiled flooring.

Bedroom 2 12'0" x 12'7" (3.66m x 3.83m)

UPVC double glazed window to front, bedroom suite with a range of wardrobes comprising two fitted double with sliding door, hanging rails and overhead storage, radiator.



Bedroom 3 10'5" x 9'3" (3.17m x 2.83m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes fitted double wardrobe(s), fitted matching drawers and desk, fitted worktop over with cupboards and drawers, shelving, radiator.

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, wall mounted wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan.

Garage

Integral double garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water, remote-controlled electric up and over door.



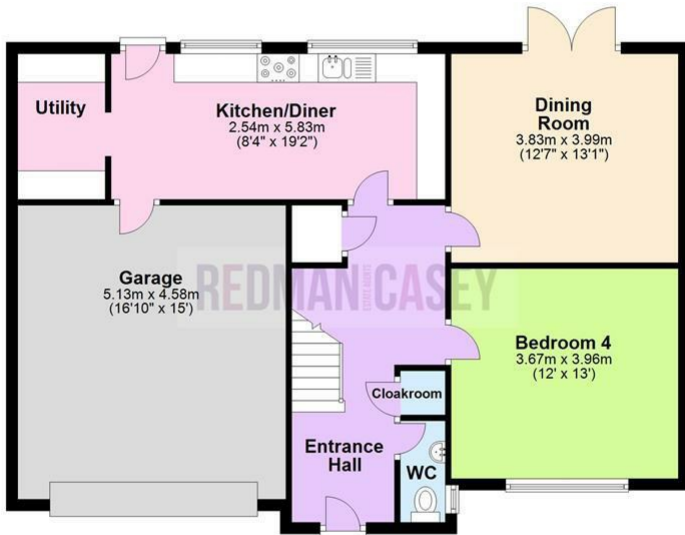
Outside

Front - Open plan front garden, double width paved driveway to the front leading to garage and with car parking space for four cars with lawned area and mature flower and shrub borders.

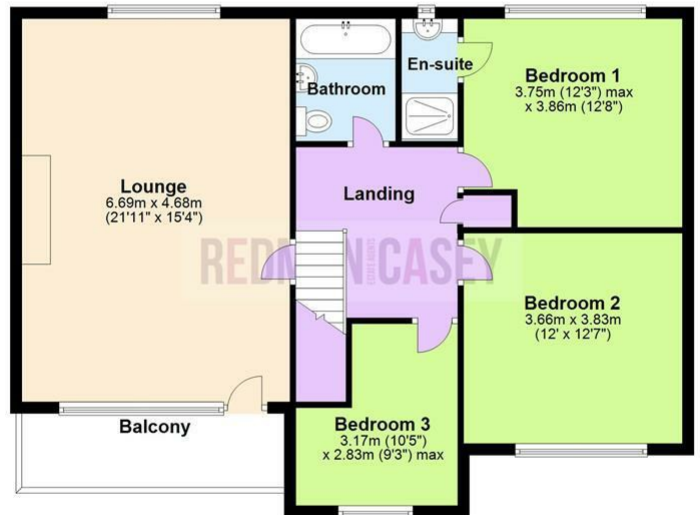
Rear - Private south west facing rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders.



Ground Floor
Approx. 89.5 sq. metres (963.2 sq. feet)



First Floor
Approx. 85.0 sq. metres (914.8 sq. feet)



Total area: approx. 174.5 sq. metres (1878.1 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		
(55-68) D		
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

