

28 Silver Birch Close, Lostock, Bolton, BL6 4GF



£1,450 Per Month


A stunning detached property that is located on this sought-after cul-de-sac development, on the edge of Fall Birch, Lostock. Split over three floors the property offers excellent accommodation that would be ideal for a professional family. It comprises of entrance hallway, w.c., lounge, open plan family kitchen diner. The kitchen benefits from patio access to the garden and integral appliances including fridge, freezer and dishwasher. The first floor serves the master with en-suite, a further double bedroom, a third single bedroom with fitted wardrobes, office room with fitted furniture and the family bathroom with three-piece suite. To the third floor there is a further double bedroom with a built-in wardrobe. Outside there is a lawned garden to the front and a double driveway leading to single integral garage. To the rear of the property is a lawned garden surrounded by mature shrubs and a flagged patio area. Viewing is essential to appreciate all that is on offer. Available 1st April. Small pets considered with higher deposit.


- Four Bedrooms
- Sought of Location
- Deposit £1846
- Very Well Presented Throughout
- Close to Transport Links
- EPC Rating







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

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

