



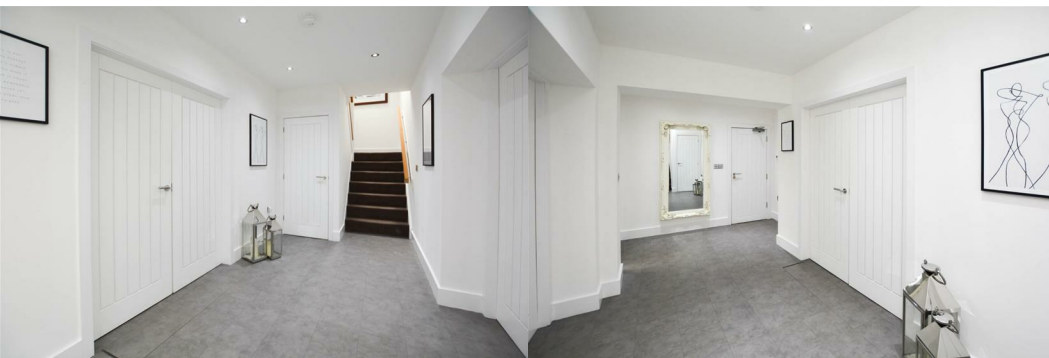
18 Lostock Junction Lane

Lostock, Bolton, BL6 4JR

Price £795,000



Sapphire Homes are delighted to offer For Sale this bespoke detached residence which was designed & constructed to exacting specification in 2015 and offers large contemporary living space on the much sought after Lostock Junction Lane. The property offers spacious flexible accommodation along with manageable grounds which is sure to prove popular with the busy executive. The accommodation briefly comprises of a large welcoming entrance hallway, cloak room with W/C, large lounge with windows & doors leading to the front garden & to the rear there is a large open plan family living / kitchen / diner with an array of integrated appliances, Bi folding doors to the rear garden & utility room with access to the rear also. The staircase leads to a large landing area which provides access to 4 double bedrooms which all boast luxury ensembles and the master benefitting from a walk in robe. There is also a 5th bedroom which could be utilised as a generous home office. The property is warmed by Gas Central Heating & boasts under floor heating, UPVC double glazing throughout as well as a modern tasteful décor. Externally the property is elevated from the street scene & the private gated driveway serves this house with ample off road parking which leads to a double integral garage. To the front elevation there is also established lawn area, matures trees, well stocked borders & a sweeping Indian stone paved patio which is perfect for entertaining in the summer months as well as a further patio area located just off the main family kitchen provides a lovely space to enjoy BBQ's, meals & drinks. Set within the prestigious and highly sought-after locality of Lostock, close to the finest schooling the area has to offer, including Cleveland's Preparatory & Bolton School, the abundance of amenities within Bolton town centre and the Middlebrook Retail Park, as well as being close to Manchester, Preston, Wigan and beyond. Early internal viewing is a must to appreciate in full.



GROUND FLOOR

Entrance / Hallway 16'9" x 6'11" (5.11m x 2.13m)

Cloakroom

W.C. 9'3" x 5'8" (2.84m x 1.75m)

Lounge 20'6" x 14'2" (6.27m x 4.34m)

Kitchen / Dining / Family Room 36'10" x 20'6" (11.23m x 6.27m)

Utility Room

FIRST FLOOR

Master Bedroom 17'5" x 17'1" (5.31m x 5.21m)

Walk in Robe 11'1" x 6'2" (3.38m x 1.90m)

Ensuite 9'8" x 9'4" (2.95m x 2.87m)

Bedroom 2 20'6" x 14'0" (6.27m x 4.27m)

Ensuite 7'10" x 6'11" (2.41m x 2.11m)

Bedroom 3 12'7" x 9'10" (3.86m x 3.02m)

Ensuite 9'6" x 6'7" (2.92m x 2.01m)

Bedroom 4 20'6" x 12'11" (6.25m x 3.96m)

Ensuite / Family Bathroom 7'1" x 10'5" (2.16m x 3.18m)

Bedroom 5 12'0" x 7'1" (3.68m x 2.16m)

EXTERNAL

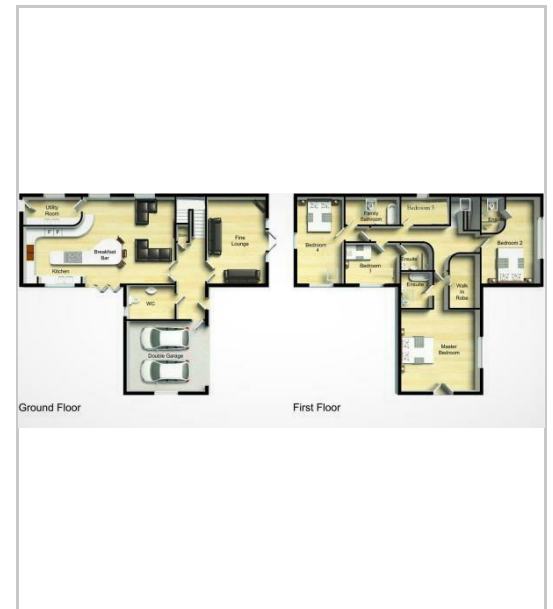
Double Integral Garage

Rear Garden

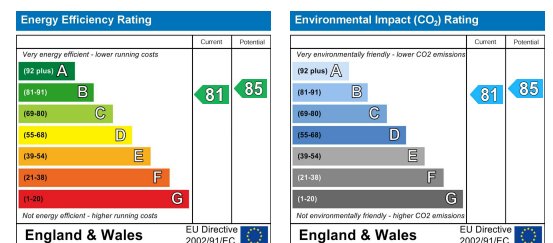
Area Map



Floor Plans



Energy Efficiency Graph



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