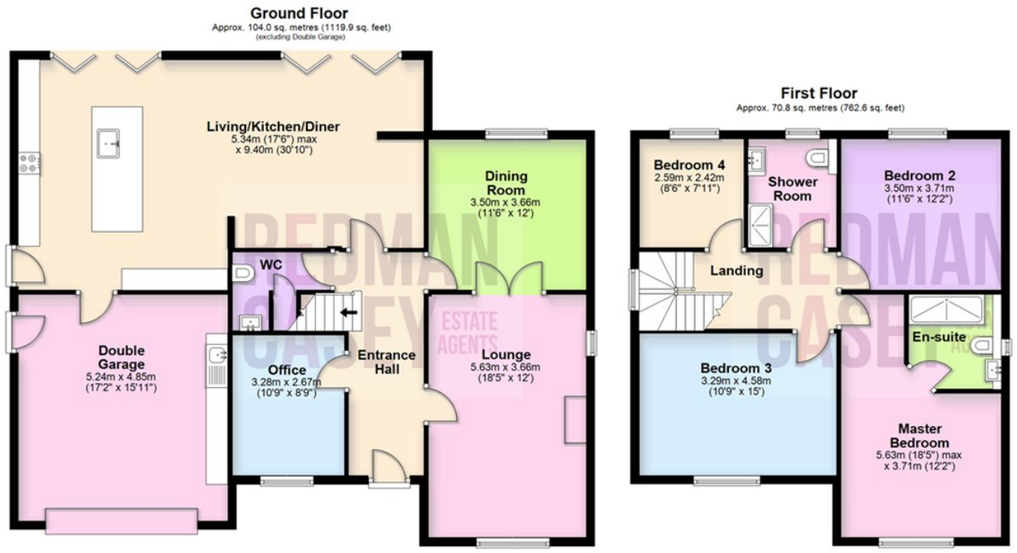
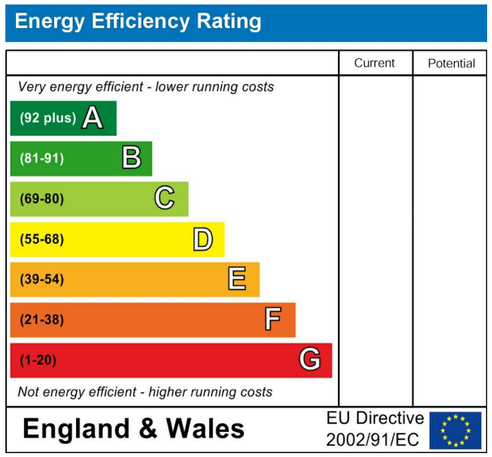
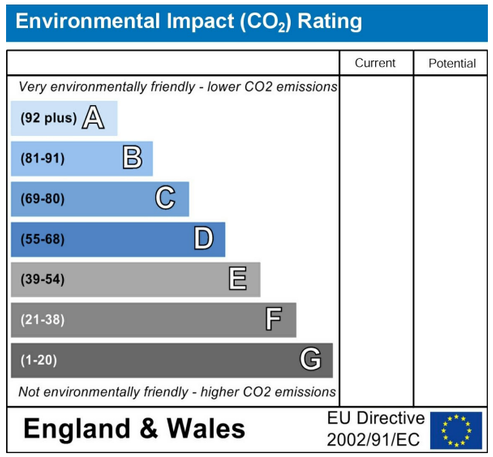
REDMAN CASEY ESTATE AGENTS



Total area: approx. 174.9 sq. metres (1882.5 sq. feet)





5 Clough Meadow, Lostock, Bolton, BL1 5XB

Extended detached property set on a generous plot offering scope for further expansion subject to planning. The property offers spacious accommodation with 2 receptions plus office, superb open plan living kitchen diner with double bi fold doors to garden. four generous bedrooms 3 with built in wardrobes plus modern en-suite shower room to master bedroom and modern family shower room. Double garage with driveway parking for 3/4 cars, large rear and side gardens. Ideally located for access to local amenities shops, schools and transport networks.

Offers In The Region Of £650,000

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Superbly presented and improved executive detached family home, situated within this highly popular residential estate in Lostock, ideally located for access to all local amenities including shops, schools, (Bolton school and Clevelands Prep school) railway links and commuting access for M61. Set on a generous corner plot location, this already extended property offers the potential to extend further subject to planning permissions making this an ideal choice for growing families. Internal and external inspection is the only way to fully appreciate the size and condition of this stand out property. Briefly comprising of entrance hallway, guest WC, lounge, dining room, study/ office and a stunning extended open plan living kitchen diner fitted with a range of modern units with integrated appliances, island unit and bi fold doors to garden. To the first floor there are four generous bedrooms with fitted wardrobes and modern shower room en-suite to the master, fitted wardrobes to bedroom 2 and 3 and a fully tiled modern shower room fitted with a 3 piece suite. The property further benefits from gas central heating, double glazing throughout, extensive corner plot gardens, driveway providing off road parking and a double garage. Viewing is essential to appreciate all that is on offer.

Entrance Hall
17'0" x 5'9" (5.18m x 1.74m)
Radiator, Luxury vinyl tiled flooring, decorative coving to ceiling, carpeted stairs to first floor landing, Composite double glazed entrance door with matching side panels, door to:

Lounge
18'6" x 12'0" (5.63m x 3.66m)
UPVC double glazed window to side, uPVC double glazed window to front, coal effect gas open with set in and feature marble surround, two radiators, decorative coving to ceiling.

Dining Room
11'6" x 12'0" (3.50m x 3.66m)
UPVC double glazed window to rear, radiator, decorative coving to ceiling, double door, lounge, door to:

WC
6'0" x 4'11" (1.83m x 1.49m)
Fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and WC with hidden cistern, wall mounted mirror, full height ceramic tiling to all walls, built-in under-stairs storage cupboard, ceramic tiled flooring, door to:

Office
10'9" x 8'9" (3.28m x 2.67m)
UPVC double glazed window to front, radiator, decorative coving to ceiling.

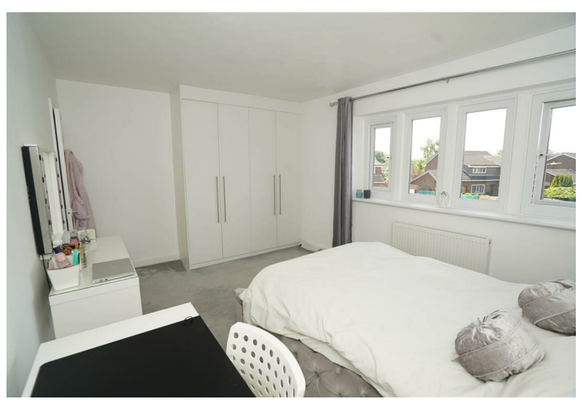
Living/Kitchen/Diner
17'6" x 30'10" (5.34m x 9.40m)
Fitted with a matching range of modern pale grey base and eye level units with drawers and contrasting white quartz worktops, island unit with breakfast bar and under counter stainless steel sink unit with mixer tap, built under contrasting dark grey base units, Twin built-in Bosch eye level electric fan assisted ovens, Bosch four ring induction hob with extractor hood over, built-in Bosch microwave, integrated Bosch larder fridge, Bosch freezer and Bosch dishwasher. double radiator, radiator, Luxury vinyl tiled flooring, ceiling with recessed spotlights and lantern roof light, two double glazed bi-fold doorss to garden, uPVC double glazed side door to garden, door to:

Double Garage
17'2" x 15'11" (5.24m x 4.85m)
Integral brick built double garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water plumbing for washing machine stainless steel sink unit with mixer tap worktop space space for fridge/freezer and tumble dryer, remote-controlled electric up and over door, door.

Landing
UPVC double glazed window to side, door to:

Master Bedroom
18'6" x 12'2" (5.63m x 3.71m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails and shelving, radiator, coving to ceiling, door to:

En-suite
7'3" x 7'1" (2.20m x 2.15m)
Fitted with three piece modern white suite with comprising, inset wash hand basin in vanity unit with drawers and mixer tap and tiled double shower enclosure with glass screen, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring, ceiling with recessed spotlights.



Bedroom 2
11'6" x 12'2" (3.50m x 3.71m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, radiator.

Bedroom 3
10'10" x 15'0" (3.29m x 4.58m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.

Bedroom 4
8'6" x 7'11" (2.59m x 2.42m)
UPVC double glazed window to rear, radiator.

Shower Room
Fitted with three piece modern white suite with comprising, tiled double shower enclosure with glass screen, wall mounted wash hand basin in vanity unit with drawers and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed spotlights.

Outside
Open plan front garden with lawned area, double width paved driveway to the front leading to garage and car parking space for three four cars.
Large rear garden enclosed by timber fencing to rear and sides with lawned area and mature shrub borders, large paved sun patio, gated side access.

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