



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

Spacious well presented and attractive five bedroom detached property situated in the prestigious area of Lostock positioned up a tree lined driveway at the head of Silver Birch Close convenient to the motorway network and with easy access to Middlebrook Retail Park. The property which has the benefit of gas central heating and is double glazed throughout comprises entrance hall with cloaks, lounge, dining room, fitted kitchen and utility room to ground floor, four bedrooms one with en suite and family bathroom to first floor and to the second floor double bedroom with fitted wardrobes and velux windows. Lawned garden to the front with off road parking for two cars and single garage. To the rear enclosed well stocked gardens with patio area and lawed. A family home worthy of viewing. The property is currently tenanted.

£425,000

# 4 Silver Birch Close

## Lostock, Bolton, BL6 4GF



- Five Bedrooms (One with En Suite)
  - Prestigious Location
  - Convenient for Middlebrook Retail Park & Local Facilities
  - Lawned Garden Area to Front
- Two Reception Rooms
  - Easy Access to Motorway Network
  - Off Road Parking for Two Vehicles Together with Single Garage
- Attractive & Well Presented
  - Not Overlooked
  - Well Stocked Enclosed Rear Garden

### Entrance Hall

Radiator, tiled flooring, staircase to first floor.

### Downstairs WC

Two piece suite in white comprising of low flush toilet, wash hand basin, tiled walls, tiled floor, towel rail, extractor fan.

### Lounge

Wall mounted electric fire, two radiators.

### Dining Room

Tiled floor, radiator, double glazed patio doors leading to rear garden.

### Kitchen

Range of fitted wall and base units with contrasting worktops incorporating single bowl sink unit with mixer taps. Hotpoint electric hob, overhead extractor fan, Hotpoint double oven, built in fridge freezer, built in dish washer, breakfast bar, tiled between units, wall mounted gas central heating boiler, recessed eye ball lighting, radiator.

### Utility Room

Fitted worktop, splash back tiling, plumbing for washing machine, recessed eye ball lighting, rear door leading to garden.

### First Floor Landing

Built in storage cupboard, built in cylinder cupboard.

### Bedroom One

Radiator.

### En Suite

Three piece suite comprising shower cubicle with mixer shower, wash hand basin, low flush toilet, tiled walls, tiled floor, recessed eye ball lighting, radiator, extractor fan.

### Bedroom Two

Radiator.

### Bedroom Three

Radiator.

### Bedroom Four

Radiator.

### Bathroom

Three piece suite in white comprising bath with mixer shower, shower screen, low flush toilet, vanity unit, tiled walls, tiled floor, recessed eye ball lighting, extractor fan, radiator.

### Staircase from Landing Leading to:

### Bedroom Five

Range of fitted wardrobes to one wall, fitted drawer unit, fitted base units with shelves, two Velux roof lights, two radiators, built in cupboard.

### Heating

Gas central heating from the boiler in the kitchen.

### External

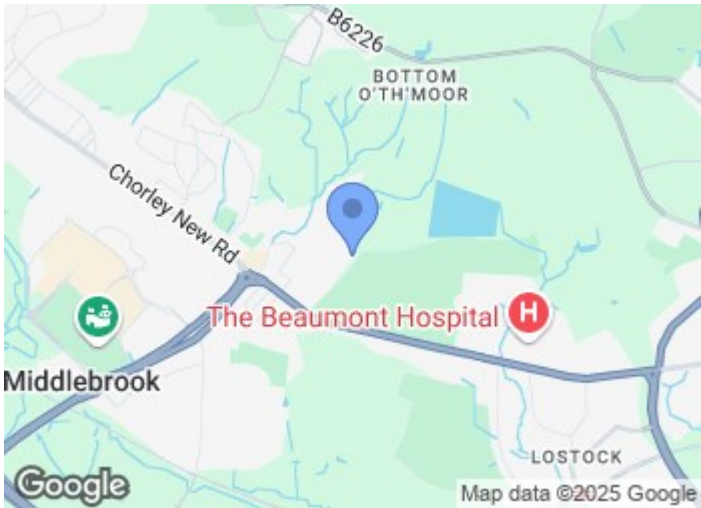
Driveway to the front providing parking for two vehicles, access to single garage with up and over door.

### Garden

Open plan front garden lawned, fenced well stocked rear garden lawned and patio areas.

### PROPERTY MISDESCRIPTION ACT 1991.

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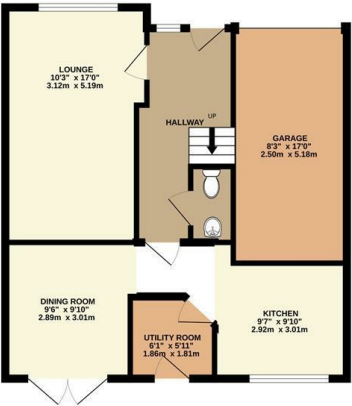
## Directions



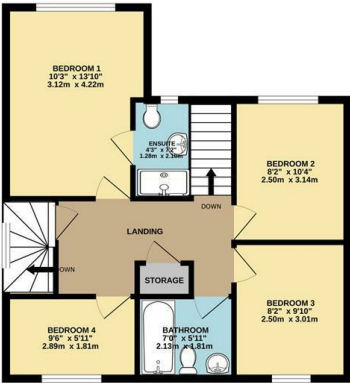


Floor Plan

GROUND FLOOR  
617 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



2ND FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	84
England & Wales		
EU Directive 2002/91/EC		