



Thorneyholme Close, Lostock, Bolton, BL6

£550,000

Guide Price

Tenure: Freehold, **Bedrooms:** 5

****Guide price £550,000 - £575,000**** *** A FABULOUS LUXURY DETACHED HOME IN A LARGE MATURE AND PRIVATE CORNER PLOT - EARLY VIEWING STRONGLY RECOMMENDED *** Well what more can be said apart from location, location, location, as we have this beautifully presented, mag

Key features:

- Magnificent FIVE bedroom & FOUR bathroom family home
- Potential to extend and make even larger
- Highly sought after location
- Fantastic transport links and local amenities
- Beautifully presented throughout
- Modern fixtures and fittings
- Double glazed windows and gas central heating
- Extensive private gardens surrounding the property
- Nearby outstanding public and private schools

Extra info:

- **Property Age:** 45 years
- **Council Tax:** Band G (£2826.66 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



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A FABULOUS LUXURY DETACHED HOME IN A LARGE MATURE AND PRIVATE CORNER PLOT - EARLY VIEWING STRONGLY RECOMMENDED ***

Well what more can be said apart from location, location, location, as we have this beautifully presented, magnificent extended FIVE bedroom detached family home, which comes with the potential to extend and made even larger. This fabulous family home is positioned at the head of a cul-de-sac in the prestigious residential area situated just off Regent Road in the much admired Lostock.

First class amenities are on the doorstep including popular public and private schools. Lostock railway station is just a short walk away serving Bolton and Manchester city centre. There is easy access to the regional motorway network and beautiful local countryside. Superb sports, leisure retail and recreational areas are close by.

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Although the exterior has real kerb appeal, the property's true potential can only be appreciated by internal inspection, which will reveal a most impressive interior. A clean contemporary and attractive style flows throughout a most flexible living space, which will appeal to a wide range of buyers.

Briefly the property comprises of:- useful porch and cloaks leading to an impressive entrance hallway and staircase. Fabulous open plan lounge, dining and entertaining area that is flooded with natural light and leads out to a rear patio. Sitting room/office, modern open plan kitchen/family room leading to a further patio and the rear garden, a useful utility and downstairs shower room. To the first floor there are five double bedrooms, including two master bedrooms with en-suites, a large sumptuous family bathroom, and balcony overlooking the gardens.

The property is gas central heated and has uPVC double glazing throughout. There is extensive off-road parking and an integrated double garage. Tranquil mature gardens surrounding the home provide a mix of lawned, paved and patio areas. The gardens are extremely private, making this the perfect place to unwind and enjoy family time.

Viewing is a must as this is certain to be a very popular property!!!!

Entrance Porch:

Entrance Hallway:

Lounge: 20'0 x 12'0

Dining Room: 12'0 x 11'8

Second Reception Room/Office: 11'8 x 8'0

Kitchen: 15' x 8'

Family/Reception Room: 12'0 x 8'0 + area forming 'L'shape 6'0 x 6'2.

Utility Room:

Shower Room: 6'5 x 4'3

Double Garage:

First Floor Landing:

Bedroom One: 15'9 x 14'10

En-suite: 6'10 x 6'3

Bedroom Two: 19'9 x 12'1

En-suite: 6'3 x 3'10

Bedroom Three with balcony: 15'5 x 9'11

Bedroom Four: 15'1 x 11'2

Bedroom Five: 13'2 x 11'2

Family Bathroom: 14'11 x 8'7

Useful storage Room

Floor plan:



Total area: approx. 243.7 sq. metres (2623.2 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate 

15, Thorneyholme Close, Lostock, BOLTON, BL6 4BZ

Dwelling type: Detached house **Reference number:** 2678-8981-7260-6218-0954
Date of assessment: 23 October 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 October 2018 **Total floor area:** 227 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,235
Over 3 years you could save	£ 591

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 621 over 3 years	£ 327 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 591 over 3 years </div>
Heating	£ 4,197 over 3 years	£ 3,900 over 3 years	
Hot Water	£ 417 over 3 years	£ 417 over 3 years	
Totals	£ 5,235	£ 4,644	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

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	<div style="background-color: #ffc107; padding: 5px; border: 1px solid black;">67</div>	<div style="background-color: #28a745; padding: 5px; border: 1px solid black;">75</div>	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 351
2 Low energy lighting for all fixed outlets	£135	£ 240
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 807

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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