



Thorneyholme Close, Bolton, BL6

£450,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 4

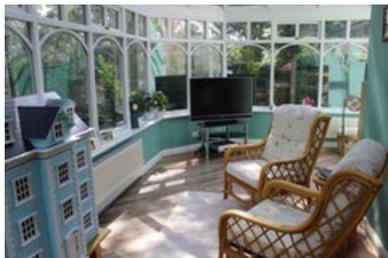
Nestled within a sizeable plot sits this fabulous FOUR BEDROOM DETACHED RESIDENCE, placed on a quiet sought after CUL-DE-SAC - a SUPERB LOCATION just off 'Regent Road'. Set within the prestigious and highly desirable area of Lostock, close to the finest schools the

Key features:

- Must See
- Family Home
- Popular Sought After Location
- Within the catchment area of FANTASTIC schools
- Close to Local Amenities
- Viewings Highly Recommended.

Extra info:

- **Property Age:** 47 years
- **Council Tax:** Band G (£2588.70 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 952 years remaining
Ground Rent: £25.00 per-annum



Nestled within a sizeable plot sits this fabulous FOUR BEDROOM DETACHED RESIDENCE, placed on a quiet sought after CUL-DE-SAC - a SUPERB LOCATION just off 'Regent Road'. Set within the prestigious and highly desirable area of Lostock, close to the finest schools the area has to offer, the property is conveniently situated within close proximity of amenities within Bolton town centre and the Middlebrook Retail Park, as well as excellent motorway/rail links to surrounding towns.

The property's accommodation comprises of porch, entrance hall, cloakroom/W/C, lounge, spectacular wrap around conservatory with views over the rear garden, separate dining room, fitted kitchen with integrated appliances, utility room which provides access to the garage. The first floor reveals 3 good sized double bedrooms (master with en-suite) and a FOUR PIECE family bathroom with free standing bath tub. Externally there are well established gardens to both the front and rear whilst a double drive and double garage provide ample off-road parking. This home must be viewed to be fully appreciated!

ROOM MEASUREMENTS:

DINING ROOM

3.48m (11' 5") x 3.45m (11' 4")

LOUNGE

6.43m (21' 1") x 3.78m (12' 5")

CONSERVATORY

6.10m (20' 0") x 6.10m (20' 0")

KITCHEN

4.60m (15' 1") x 2.70m (8' 10")

UTILITY ROOM

4.72m (15' 6") x 1.55m (5' 1")

FIRST FLOOR

MASTER BEDROOM

3.58m (11' 9") x 3.45m (11' 4")

EN-SUITE

2.70m (8' 10") x 1.83m (6' 0")

BEDROOM 2

3.84m (12' 7") x 3.20m (10' 6")

BEDROOM 3

3.84m (12' 7") x 3.10m (10' 2")

BEDROOM 4/STUDY

2.74m (9' 0") x 2.13m (7' 0")

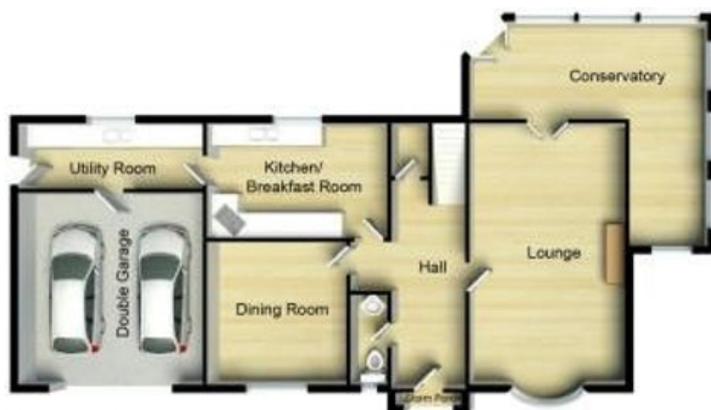
FAMILY BATHROOM

2.69m (8' 10") x 2.49m (8' 2")

DOUBLE GARAGE

5.18m (17' 0") x 4.57m (15' 0")

Floor plan:



Ground Floor



First Floor

Energy Performance Certificate:

Energy Performance Certificate

4, Thorneyholme Close, Lestock, BOLTON, BL6 4BZ	Dwelling type: Detached house Date of assessment: 26 August 2009 Date of certificate: 26 August 2009 Reference number: 8831-6628-6530-4636-6026 Total floor area: 143 m ²	
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	
Current	Potential
A (91-95)	
B (81-90)	
C (71-80)	
D (61-70)	
E (51-60)	49
F (41-50)	
G (31-40)	

Not energy efficient - higher running costs

Environmental Impact (CO ₂) Rating	
Current	Potential
A (1-10)	
B (11-20)	
C (21-30)	
D (31-40)	
E (41-50)	69
F (51-60)	
G (61-70)	43

Not environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	353 kWh/m ² per year	184 kWh/m ² per year
Carbon dioxide emissions	8.5 tonnes per year	4.4 tonnes per year
Lighting	£110 per year	£73 per year
Heating	£1,146 per year	£599 per year
Hot water	£215 per year	£155 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings' energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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MISREPRESENTATION ACT, 1967.

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