



Ox Hey Lane, Lostock, Bolton, Greater Manchester, BL6 4BS
Offers Over £560,000







Ox Hey Lane, Lostock, Bolton, Greater Manchester, BL6 4BS



3 Bedrooms



2 Bathroom



Large Plot

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- Grade-II listed property.
 - Three spacious double bedrooms.
 - Open-plan kitchen/diner ideal for entertaining.
 - Principal bedroom with en-suite.
 - Modern family bathroom plus ground floor WC.
 - Immaculate and private rear garden.
 - Gated access via private road for added security.
 - Intercom entry system.
 - Driveway parking for multiple vehicles.



This delightful Grade-II listed property is located in the historical area of Lostock Hall Fold in the former grounds of Lostock Hall. Tucked away off Ox Hey Lane, the property is accessed via a private road with secure gated intercom access. Originally associated with Lostock Hall Gatehouse, the property retains a host of delightful character features which have been successfully combined with modern finishes to create an impressive and comfortable home.

Internally there is versatile living accommodation and a high degree of privacy, ideal for families or those seeking both comfort and flexibility.



The ground floor features three well-proportioned reception rooms, including a generous main lounge, a separate sitting room and a dedicated study – perfect for home working or additional living space.

At the heart of the home is a bright and expansive kitchen/diner, ideal for both everyday family life and entertaining. The kitchen boasts a good selection of wall and base mounted units with a granite worktop over along with an integrated oven, hob and extractor over. The kitchen diner benefits from direct access to the garden. A welcoming entrance hall and convenient ground floor WC complete the layout.







Moving upstairs, the property offers three excellent double bedrooms including a spacious principal bedroom with a fully tiled shower ensuite.

There is a well appointed family bathroom which offers a three-piece suite to include an L-shaped bath with shower over, integrated WC and sink. There is contrasting floor and wall tiling along with spot-lighting overhead.

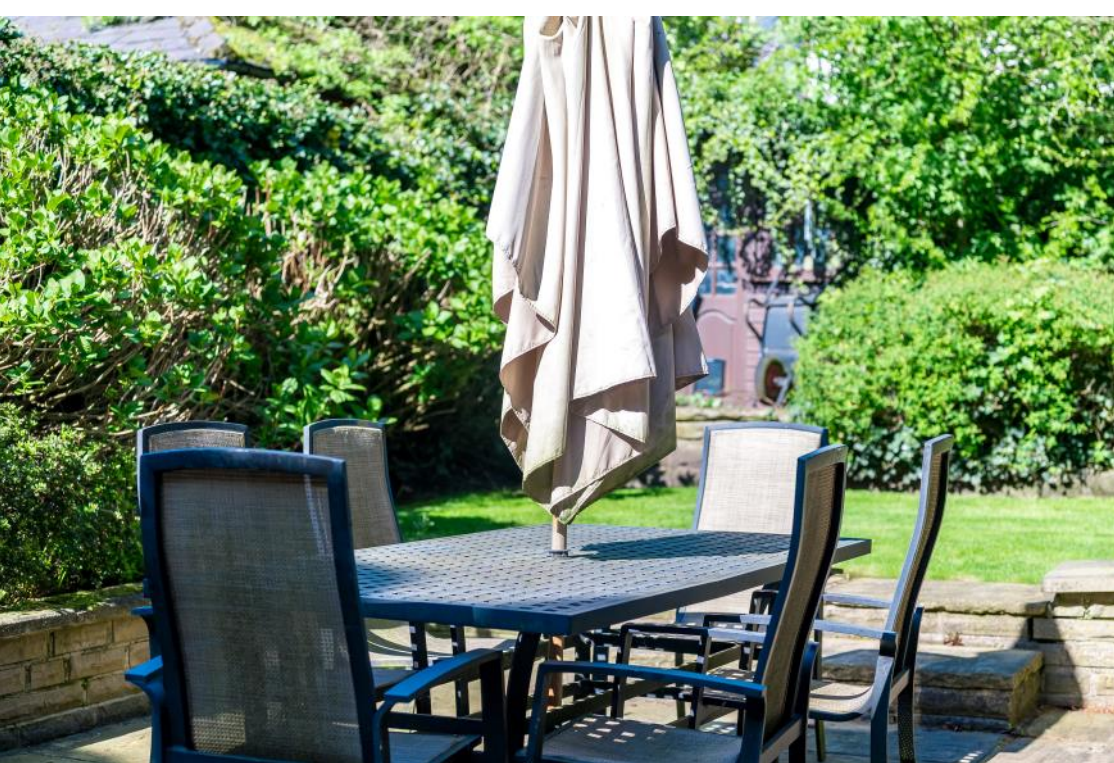
Externally, the property truly stands out with a generous and private garden to three sides offering a wonderful outdoor retreat with plenty of space for relaxation and recreation. Accessed from the kitchen-diner, the rear patio area is a fantastic space for outdoor dining and entertaining, with York stone steps leading up to a further lawned area framed by mature planting.

To the front, a driveway provides off-road parking with the added security and convenience of an intercom system and gated entrance. The front garden is a truly impressive space with an area of formal lawn flanked by well manicured topiary and mature specimen trees overhead.

This is a rare opportunity to acquire a substantial home in a secluded and secure setting, combining generous internal space with exceptional outdoor living.







General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of a gas central heating system. Drainage is by way of a shared septic tank.

Parking allocated and number of spaces : Driveway parking for multiple vehicles.

Construction Type : Stone under tile.

Building Safety : N/A

Restrictive Covenants :

Listed building : The property is Grade II listed.

Conservation Area / National Landscapes : Insert relevant info

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Superfast broadband available in the area

Mobile signal: Good outdoor/variable in home signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Leasehold with vacant possession upon completion.

Local Authority: Bolton Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : fixed.cloud.taken

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

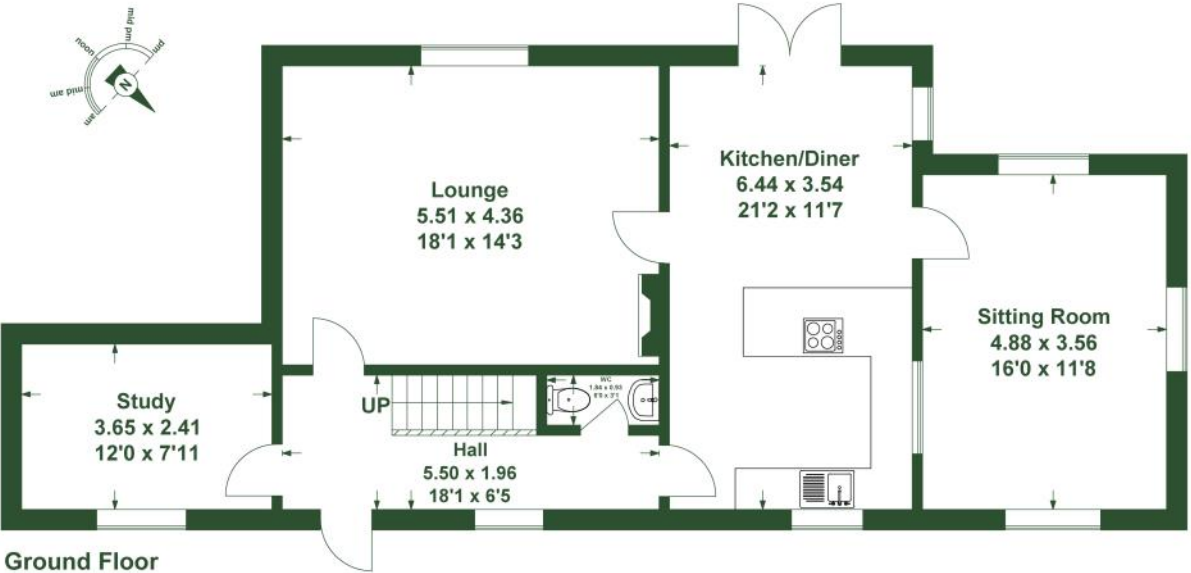
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 155.33 sq m / 1672 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



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