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Residential Sales & Lettings



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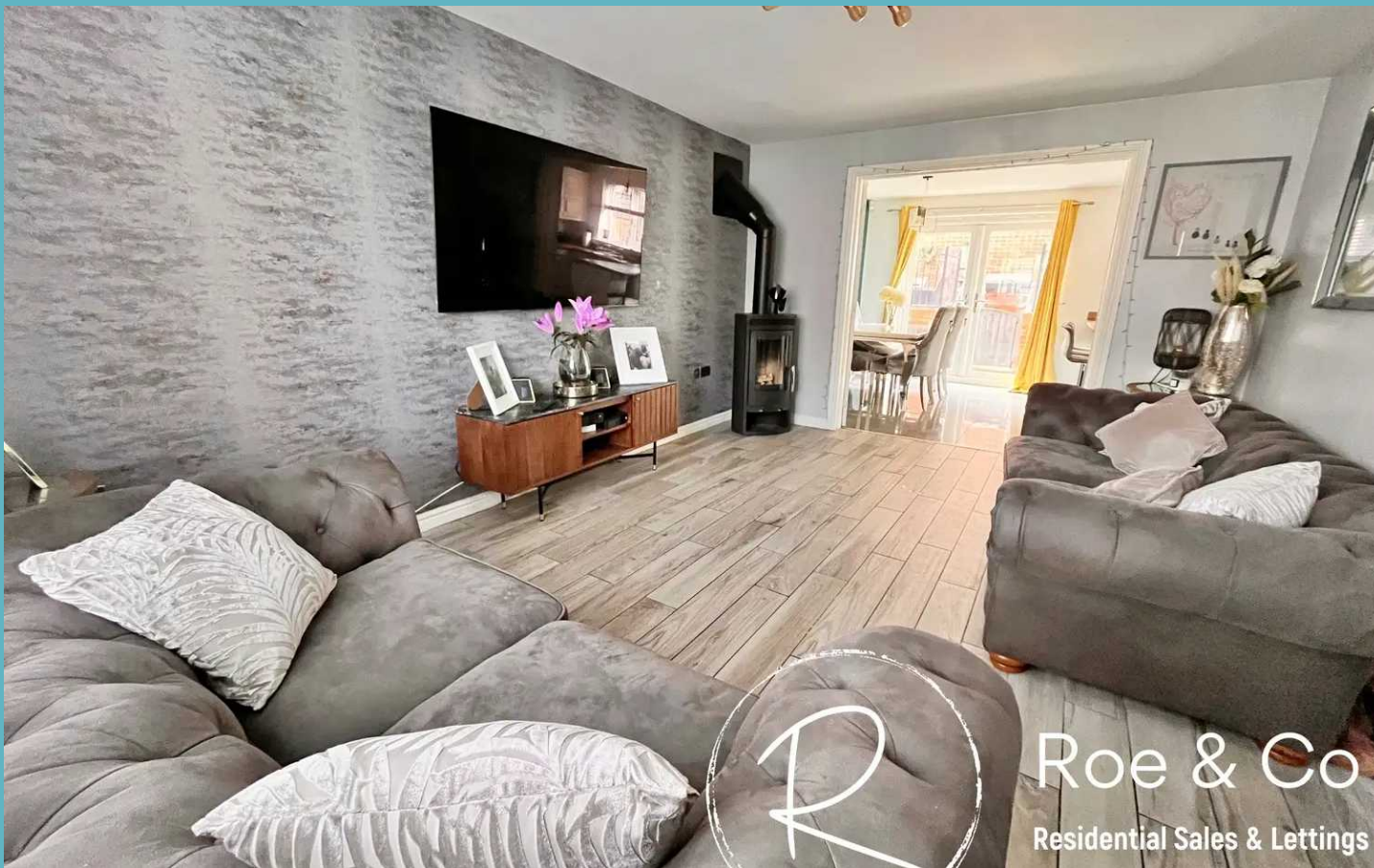
27 Harrier Close, Lostock  
In Excess of £370,000



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## 27 Harrier Close

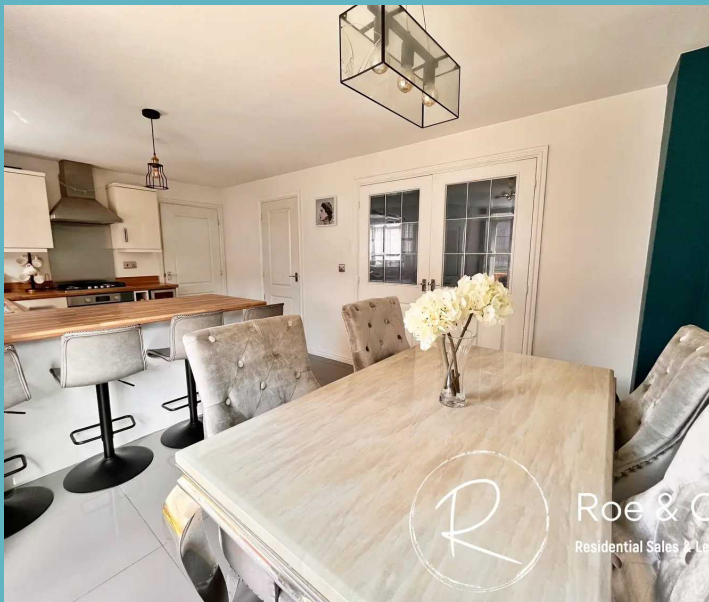
Lostock, Bolton

Freehold - four double bedrooms - en-suite to the master - two reception rooms one with a log burner - landscaped South facing rear garden with a purpose built bar. Situated off Lostock Lane, Lostock on the highly popular Middlebrook View Estate.

Council Tax band: E

Tenure: Freehold

The property is within walking distance of Middlebrook Retail Park, Horwich Train Station, St Josephs High School & Claypool Road Primary School and is within a few minutes drive of the M61 motorway making it convenient for commuting around the North West. Whilst also benefitting from plenty of outdoor walks such as High Rid Reservoir & Regent Road Golf Club to name a few.



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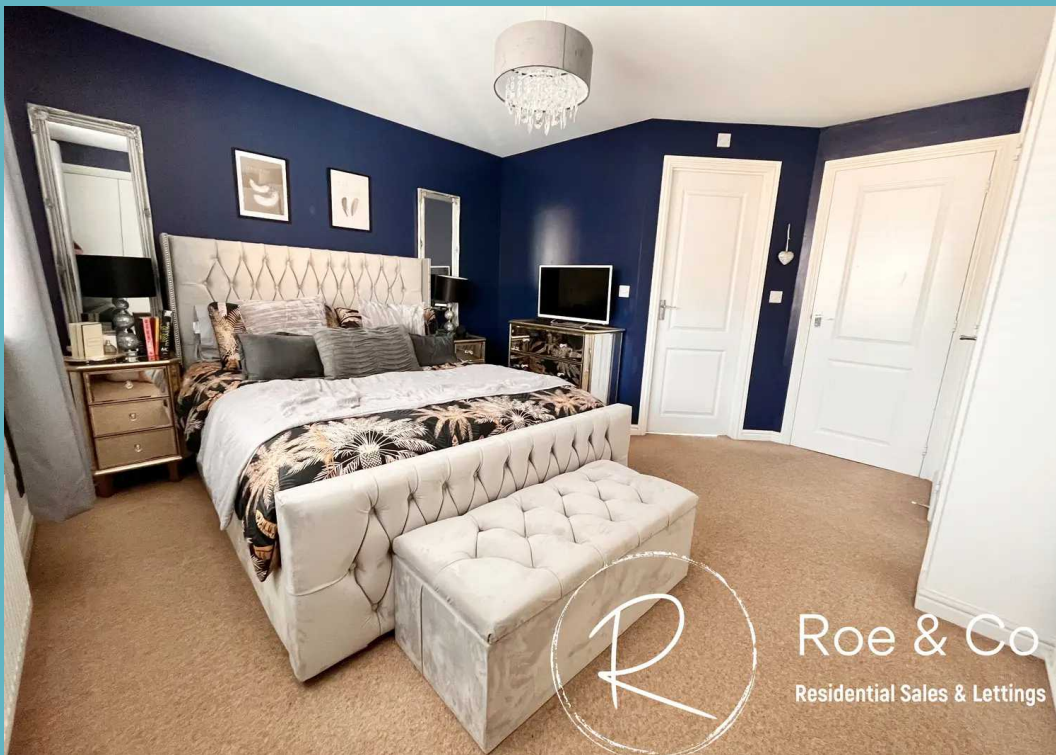


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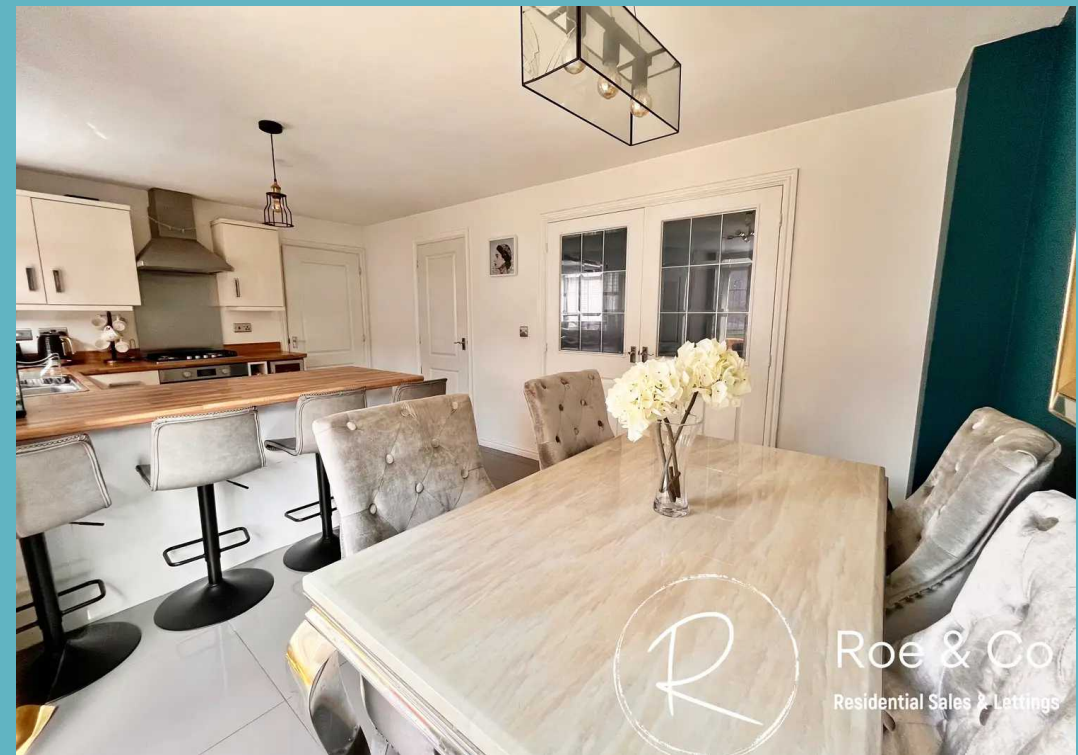


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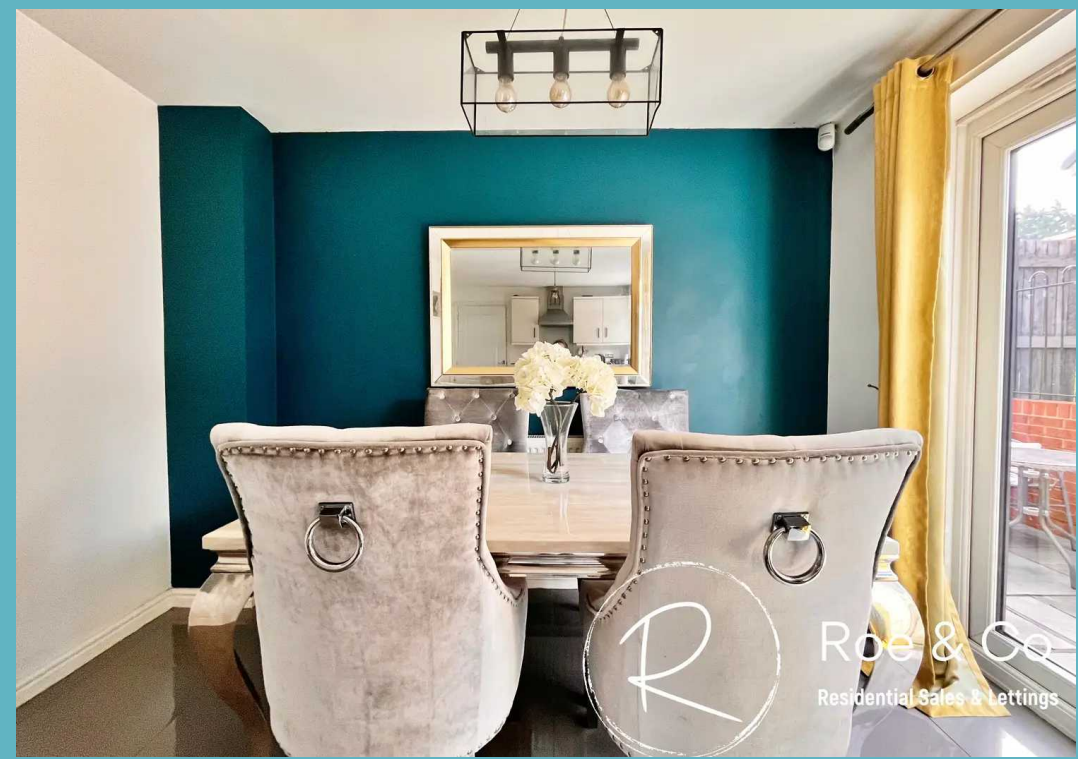
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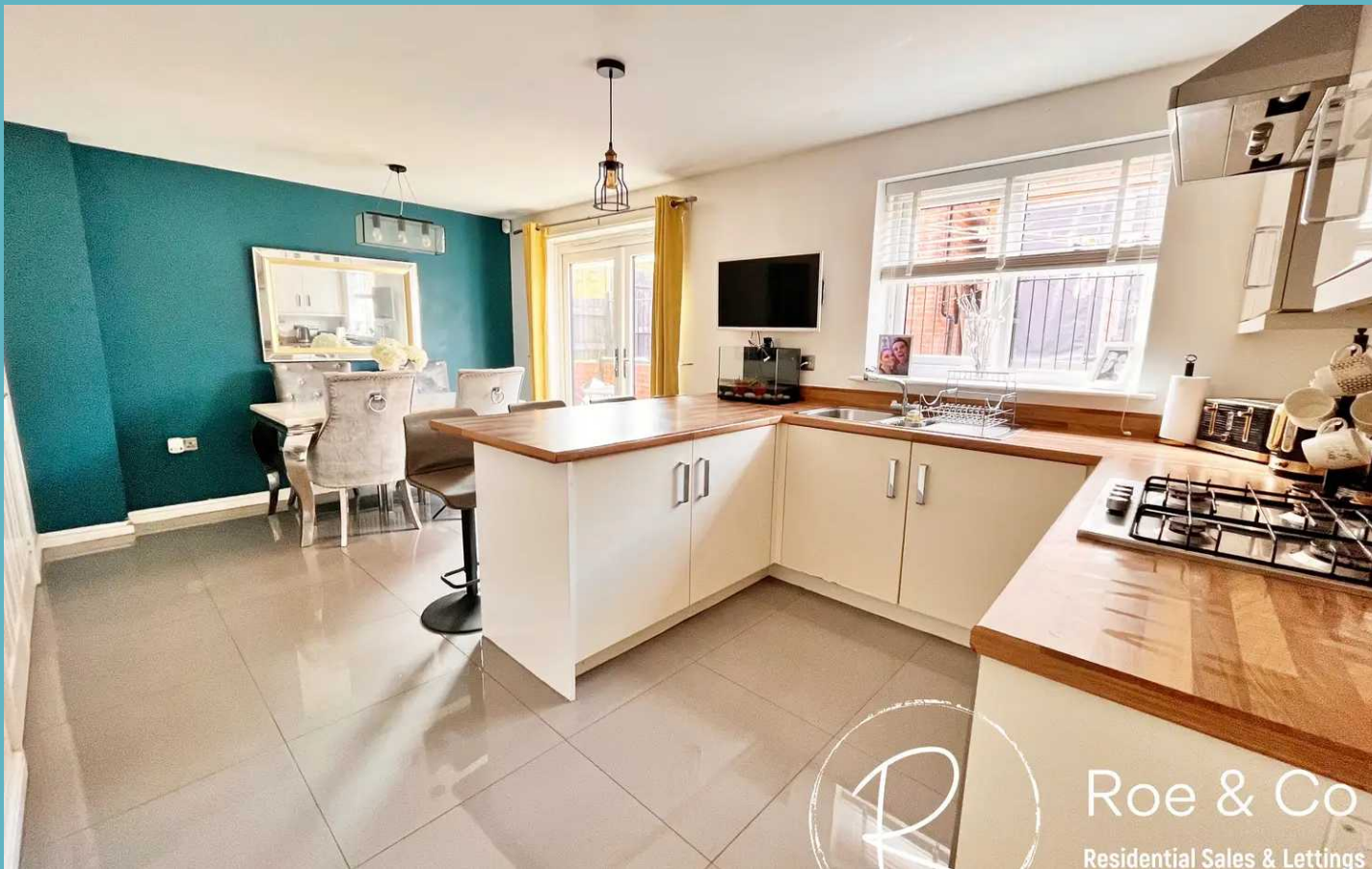


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### Entrance

### Living Room

15' 9" x 11' 7" (4.8m x 3.53m)

Log burner fitted professionally in 2021 double doors with glass to let in natural light leading onto the kitchen/diner

### Lounge

11' 2" x 9' 2" (3.4m x 2.79m)

Originally the garage, this has been converted along with building regulations. Currently used as a lounge/gym room

### Kitchen/Diner

18' 6" x 10' 4" (5.64m x 3.15m)

Fully fitted modern high gloss cream kitchen with integrated oven, hob and vent and breakfast bar which accommodates four stools. Access to the under stair storage cupboard

### Utility Room

7' 5" x 4' 10" (2.26m x 1.47m)

Worktop and space for a washing machine and dryer. Housing the boiler and providing access to the second utility room and the downstairs W.C.

### Pantry

Located off the main utility room with electric sockets, currently housing an American Fridge/Freezer and further storage for household appliances.

### W.C.

### Bedroom One

14' 4" x 13' 1" (4.37m x 3.99m)

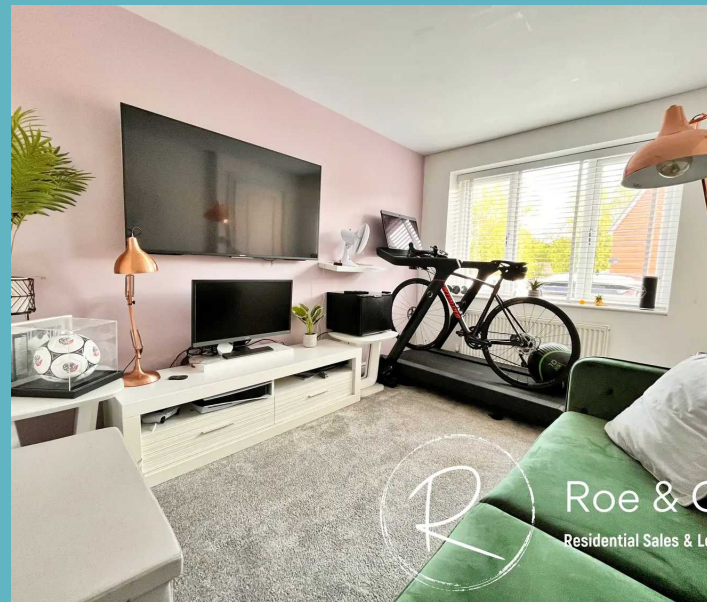
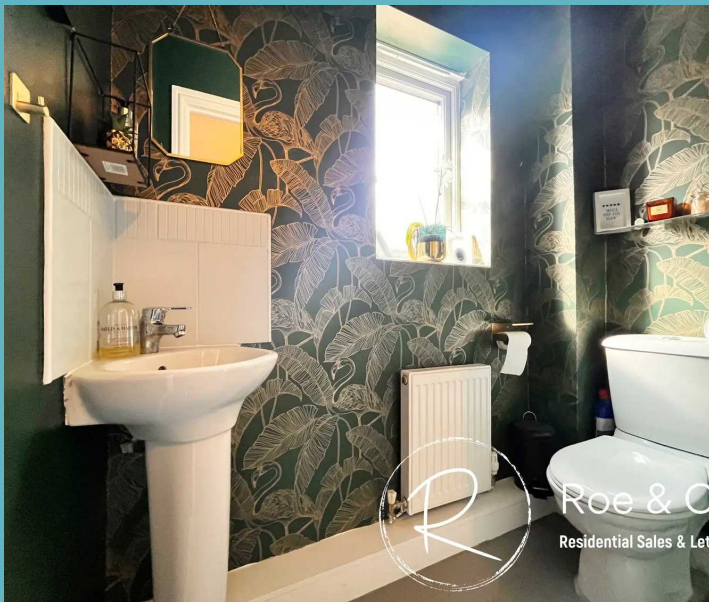
Fitted with built in wardrobes with two sets of doors, railing and storage space and overhead stair cupboard with shelving for shoe and bag storage.

### En-Suite

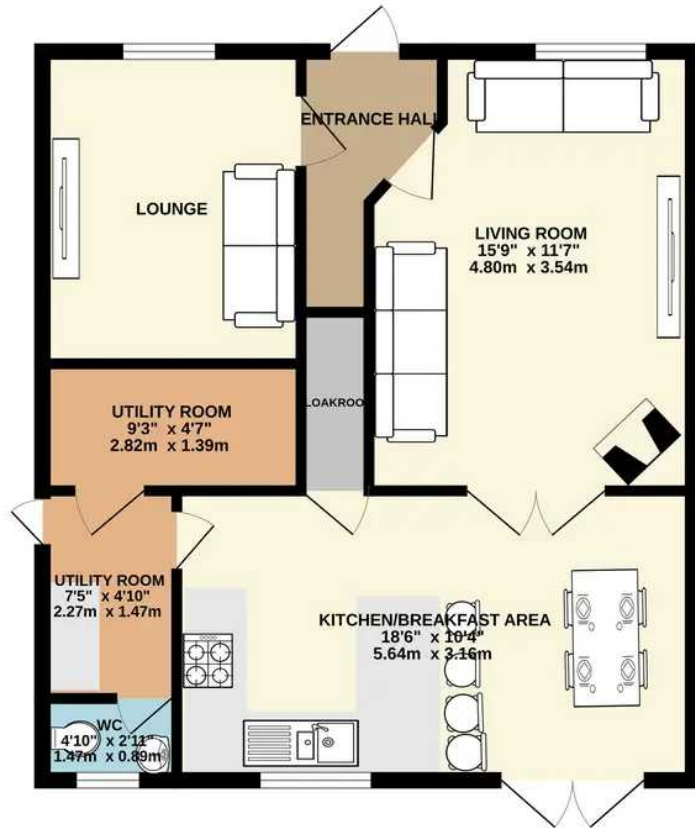
Shower, W.C. Sink

### Bedroom Two

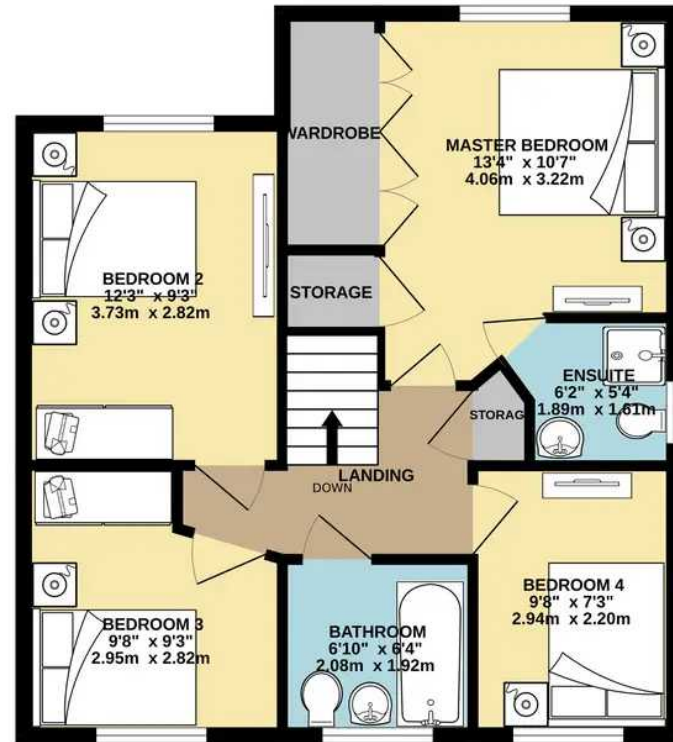
12' 3" x 9' 3" (3.73m x 2.82m)



GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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