



Nook Lodge, Lucas Nook Bolton Road

£575,000 Leasehold

Five-Bedroom Detached Home over three floors. • Head of an exclusive private gated development • Open-Plan Kitchen/Family Room with bifold doors and integrated appliances. • Utility Room and Ground-Floor WC. • Five Double Bedrooms (three en-suites), family bathroom and WC. • Master Suite with built-in wardrobes and en-suite.

- Close to Schools, Shops, health and well being centre, motorway links, train stations, Haigh Hall country park, Borsdane Wood and Rivington. • Approx 2400 square feet

Luxurious 5-bed detached home in sought-after Aspull location. Open-plan kitchen, landscaped garden, family-friendly, close to amenities & nature. Ideal family living & entertaining space.

Council Tax band: F

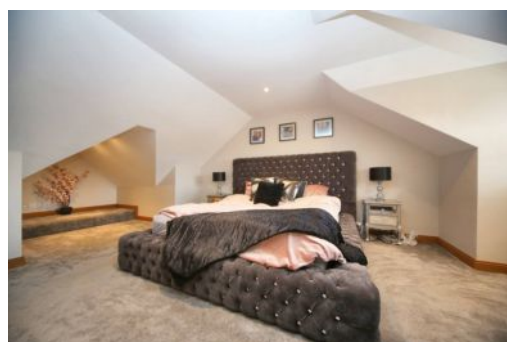
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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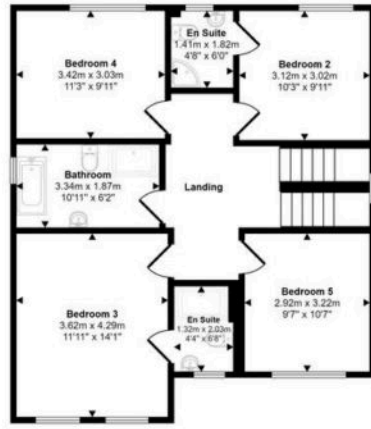


Approx Gross Internal Area
226 sq m / 2433 sq ft

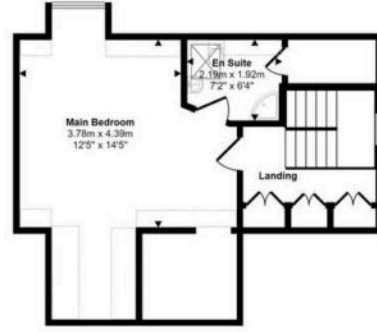


Ground Floor
Approx 88 sq m / 949 sq ft

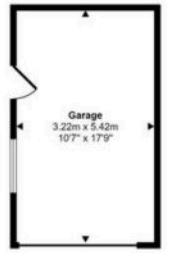
Denotes head height below 1.5m



First Floor
Approx 74 sq m / 792 sq ft



Second Floor
Approx 47 sq m / 504 sq ft



Garage
Approx 17 sq m / 188 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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