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ASHCOTT CLOSE – LOSTOCK – £499,995

Cardwells are pleased to offer for sale this impressive, five bedroom detached house, situated on a very popular development in a cul-de-sac location. Offered with the advantage of no upward chain involved. This extended detached home is ideal for growing families. Lostock is well served with excellent amenities including schools and transport links. Lostock train Station is close by, along with access to the motorway network. Viewing is highly recommended to fully appreciate this lovely property. bolton@cardwells.co.uk, (01204 381281). The spacious and versatile, accommodation briefly comprises Entrance porch, reception hall, guest WC, living room, dining room and a kitchen breakfast room. Upstairs, there are five bedrooms and a family bathroom. one of the bedrooms is being utilised as an office study. Outside, there are delightful gardens to the front and rear. A driveway provides ample, off street parking leading to a double garage with an up and over door. The property also benefits from uPVC double glazing and gas central heating.



BOLTON

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E: bolton@cardwells.co.uk

BURY

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk



ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Double glazed Rock front door leading to

Entrance porch:

Quarry tiled floor, uPVC double glazed window, front aspect, circular porthole style window to front aspect, fitted storage cupboards, door leading to

Reception hall:

Radiator, dado rail, coving to the ceiling, staircase leading to the landing, integral door leading to the garage, doors leading to

Guest w.c: 6' 0" x 4' 4" (1.83m x 1.32m)

uPVC frosted double glazed window to side aspect, low-level WC, wash basin with mixer tap, tiled floor, part tiling to the walls, radiator.

Living room: 18' 9" x 12' 2" (5.71m x 3.71m)

2 uPVC double glazed windows front and rear aspect, feature marble fireplace, incorporating a gas fire with an ornate mantle surround, two radiators, dado rail, coving, 2 x ceiling roses, sliding doors open through to,



Dining room: 21' 1" x 10' 10" (6.42m x 3.30m)

2 uPVC double glazed windows, double glazed, sliding patio door rear garden aspect, two radiators, dado rail, coving to the ceiling, two ceiling roses.



Approximate plot size

The property is set in a plot which extends to around 0.15 of an acre.

Bolton Council Tax Rating

The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is F rated which is at an approximate annual cost of £2,945.06 (at the time of writing).

Conservation Area

Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set not set within a conservation area.

Flood risk information

Cardwells Estate Agents Bolton pre-marketing research indicates that the detached family home is in a position which is regarded as having a "very low" risk of flooding.

Tenure

The premarketing research that Cardwells Estate Agents Bolton have completed shows that the property is leasehold, enjoying the remainder of the 999 years from 1 April 1975, meaning that there are 951 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Viewings

Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling?

If you are thinking of selling a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a mortgage?

Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Kitchen breakfast room: 10' 5" x 12' 0" (3.17m x 3.65m)

Rock door, double glazed window to rear garden aspect, modern fitted wall and base units with working surfaces, tiled splashback's, inset single bowl, single drainer, stainless steel sink unit with mixer tap, space for a cooker, space for a fridge, tiled splashback's, radiator, Karndean flooring.



Landing:

uPVC double glazed window to front aspect, access to the loft, dado rail, coving to the ceiling, doors leading to,

Bedroom 1: 13' 8" x 11' 0" (4.16m x 3.35m)

uPVC double glazed window to rear aspect, radiator below, fitted wardrobes with overhead storage cupboards, matching drawers and a dressing table unit, coving to the ceiling.



Bedroom 2: 13' 7" x 10' 6" (4.14m x 3.20m)

uPVC double glazed window to rear aspect, fitted wardrobes with overhead storage cupboards, radiator, dado rail, coving and ceiling rose



Bedroom 3: 10' 6" x 9' 0" (3.20m x 2.74m)

uPVC double glazed window to rear aspect, fitted wardrobes, radiator, coving to the ceiling.



Bedroom 4/office: 12' 11" x 7' 8" (3.93m x 2.34m)

uPVC double glazed window to front aspect, fitted storage cupboards, computer desk and shelving above.

Bedroom 5: 8' 4" x 9' 9" (2.54m x 2.97m)

uPVC double glazed window to front aspect, fitted storage cupboards, built in eaves/storage cupboard, radiator.

Family bathroom: 12' 10" x 6' 9" (3.91m x 2.06m)

uPVC double glazed window to front aspect, matching suite comprising, enclosed bath with mixer tap/shower attachments, shower cubicle, wash basin with mixer tap, close coupled WC, incorporated into a vanity unit, radiator, part tiling to the walls, heated towel rail, built in airing cupboard, coving to ceiling, inset spotlights.



Outside:

Outside, there is an open plan garden with a laid to lawn area, feature plant and floral displays. A paved driveway provides off-street parking, leading to a double attached garage with an up and over door. A gate gives access along the side elevation leading to the rear garden. There is a delightful garden which is generous in size and very well stocked, with trees, plants and floral displays. There is a laid to lawn garden with paved patio areas and barbecue area.



