



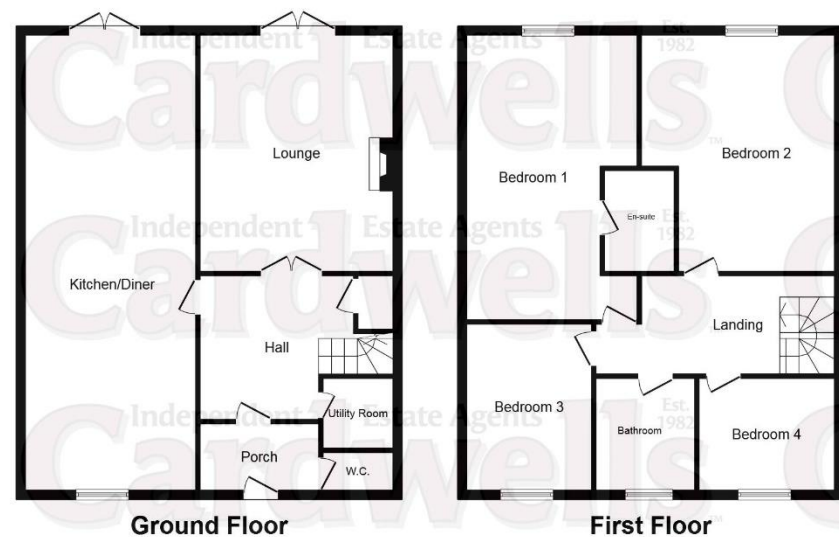
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC
		79	86
WWW.EPC4U.COM			

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.

Tenure:
The premarketing research that Cardwells Estate Agents Bolton have completed shows that the property is Leasehold, We encourage all interested parties to seek clarification of this from their solicitor.

Bolton Council Tax Rating:
The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is G rated which is at an approximate annual cost for 2023/24 of £3,398.13.

Disclaimer:
This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd



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OLD HALL MEWS – LOSTOCK – OFFERS IN EXCESS OF £499,000

Cardwells are pleased to offer for sale this impressive four bedroom cottage, tucked away in one of Bolton's most desirable locations, on the edge of the countryside. Old Hall Mews is a small hamlet of stone properties, which have been sympathetically converted, creating lovely characterful homes. The property has been comprehensively updated with a quality interior and finish, including a bespoke professionally fitted kitchen, bathroom and an en suite shower room. The property is offered for sale with the advantage of 'no upward chain involved'.

Viewing is highly recommended through Cardwells estate agents, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation briefly comprises, Reception hall, guest WC, utility room, lounge and an open plan kitchen dining room. Upstairs, there are four bedrooms and a family bathroom. The master bedroom has a newly fitted and suite shower room. Outside there is a delightful laid to lawn garden to the rear, with paved areas. There is a courtyard and patio to the front, communal gardens and a double garage.

BOLTON

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E: bolton@cardwells.co.uk

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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Incorporating: Wright Dickson & Catlow, WDC Estates



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed door

Entrance hall:

Wooden flooring, radiator, coving to the ceiling, doors leading to

Guest w.c:

uPVC double glazed window, front aspect, close coupled WC, wash basin, wooden flooring, heated towel rail, inset spotlights.

Reception hall:

Wooden flooring, built in under stairs storage cupboard, radiator, coving to the ceiling, inset spotlights, doors leading to



Utility room:

Fitted wall units, space and plumbing for a washing machine, space for a tumble dryer, tiled floor, radiator, inset spotlights to the ceiling.

Lounge: 17' 5" x 14' 3" (5.30m x 4.34m)

uPVC double glazed French doors rear garden aspects, feature limestone fireplace, incorporating an electric fire, radiator, coving to the ceiling.



Bedroom 4/office: 9' 0" x 8' 3" (2.74m x 2.51m)
uPVC double glazed window front aspect, wooden flooring, radiator, inset spotlights to the ceiling.



Bathroom:

uPVC frosted double glazed window, front aspect, newly fitted contemporary white suite comprising, enclosed bath with mixer tap, and a shower above, wash basin with mixer tap inset to a vanity unit, close couple WC, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.



Outside:

To the front there is a paved courtyard with a raised terraced patio area and lovely communal gardens. Behind the communal gardens, there is a double garage providing parking and benefits from power and lighting with overhead storage. To the rear there is a generous sized garden with lovely open farmland and countryside views. The garden is mainly laid to lawn with paved areas.



Open plan kitchen dining room: 33' 7" x 12' 7" (10.23m x 3.83m)

Kitchen area:

uPVC double glazed window, front aspect, professionally fitted bespoke wall and base units with granite working surfaces and splashback's, recess display lighting beneath the wall units, various Neff appliances, built in oven and grill, further built in oven, inset, induction hob, with a stainless steel extractor canopy above, inset sink unit with mixer tap, integrated dishwasher, integrated fridge, and freezer, central island with a granite working surface, fitted base units below. Wooden flooring, radiator, coving, inset spotlights to the ceiling.



Dining area:

uPVC double glazed French doors rear garden aspect, wooden flooring, radiator, inset spotlights to the ceiling.



From the reception hall, there is a spindled staircase leading to

Landing:

Radiator, access to the loft, coving to the ceiling doors, leading to

Master Bedroom: 21' 0" x 12' 6" (6.40m x 3.81m)
uPVC double glazed window with open farmland views, fitted wardrobes, radiator, door leading to



En suite shower room:
Newly fitted contemporary white suite, comprising, wash basin with mixer tap, close coupled WC, tiled shower cubicle, chrome plated towel rail, part tiling to the walls, inset spotlights to the ceiling, extractor fan.



Bedroom 2: 17' 3" x 14' 0" (5.25m x 4.26m)
uPVC double glazed window with open farmland views, fitted wardrobes and drawers, matching shelving, radiator, inset spotlights to the ceiling.



Bedroom 3 (currently used as sitting room): 12' 6" x 10' 4" (3.81m x 3.15m)
uPVC double glazed window, front aspect, radiator below.

