



OAKBARTON – LOSTOCK – £530,000

A most impressive, four bedroom detached family home, situated in an exclusive cul-de-sac development, within the much admired Chew Moor village, Lostock. There are lovely countryside views to the rear of the property. In fact, there is a rural feel to the property, whilst it is only a short drive from the M61 and close to Lostock train station for those commuting by road or rail. Locally there are particularly well regarded schools, both private and public and the property is within easy reach of good restaurants, superb sporting and leisure facilities/clubs and of course the beautiful countryside which is ready to be explored on foot or bicycle.

The accommodation has been lovingly maintained by our clients and briefly comprises: entrance porch, reception hallway, guest wc, home office/fourth reception room, spacious lounge with double doors that opens into the dining room, a wonderful sunroom with fully insulated roof and a modern fitted kitchen complete with integrated appliances with potential to remodel if required. To the first floor there is a galleried landing, spacious master bedroom complete with fitted wardrobes and a stylish contemporary three-piece white en-suite shower room, there are three additional generous bedrooms and a quality family bathroom suite. Externally the property is set in a plot that extends to around 0.12 of an acre potential to extend subject to planning permission with a double (twin doors) garage, served by a private driveway, providing additional off road parking for around 4/5 cars. The gardens are fabulous offering superb space for children to play and entertaining.

The executive detached home benefits from quality gas central heating system with pressurised hot water and double glazing. This property can only be fully appreciated via a personal inspection. This can be arranged by calling Cardwells estate agent Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk.

BOLTON

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance porch. Tiled floor, timber door leading to

Reception Hall:

Radiator, coving to the ceiling, built in understairs, storage cupboard, guest WC.

W.C:

uPVC frosted double glazed window with radiator below, wash basin inset to a vanity cupboard, tiled floor, traditional high level WC, tiling to the walls.

Office/study: 9' 10" x 6' 0" (2.99m x 1.83m)

uPVC leaded light double glazed to the front aspect, radiator below, coving to the ceiling.



Living Room: 15' 1" x 14' 10" (4.59m x 4.52m)

uPVC, leaded light double glazed window to the front aspect, radiator below, coving to the ceiling, feature marble fireplace, incorporating a living flame gas fire with an ornate mantle surround, timber framed stained glass double glazed window to the side aspect, glazed double doors leading to



Dining Room: 14' 10" x 10' 0" (4.52m x 3.05m)

uPVC leaded light double glazed window to the rear aspect, two radiators, coving to the ceiling, double glazed sliding door leading to:



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Sun Room: 19' 0" x 13' 7" (5.79m x 4.14m)

The sunroom is of brick construction with the rest being uPVC double glazed with natural slate floor tiles and twin opening doors which lead onto the patio, new modern electric wall heaters.



Kitchen: 11' 11" x 9' 11" (3.63m x 3.02m)

uPVC double glazed window and door to the rear aspect, modern fitted wall and base units with complementary working surfaces and tiled splashbacks, built in Neff double oven and grill, inset stainless steel, Smeg gas hob, inset stainless steel sink unit with mixer tap, integrated new Neff dishwasher installed in 2024 and integrated washer dryer installed in 2023, space for a fridge freezer, natural slate floor tiles, radiator, coving to the ceiling, inset spotlights



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

Galleried Landing:
uPVC double glazed window to the rear aspect, built in airing cupboard, which houses the central heating boiler, coving to the ceiling, 2 access points to the loft, doors lead to

Master Bedroom: 14' 11" x 11' 0" (4.54m x 3.35m)
uPVC double glazed window to the open rear aspect, radiator below, range of fitted wardrobes, incorporating drawers, coving to the ceiling.



En-suite shower room:
uPVC frosted double glazed window to the side aspect, contemporary white suite, comprising, shower cubicle, Villeroy & Boch close coupled WC and wash hand basin with mixer tap, inset to a vanity unit, fully tiled, chrome heated towel rail, inset spotlights to the ceiling.



Bedroom 2: 14' 11" x 9' 2" (4.54m x 2.79m)
uPVC leaded light double glazed window to the front aspect, radiator below, built-in double wardrobe, wash basin inset to a vanity unit, tiled splashback, coving to the ceiling.



Bedroom 3: 12' 4" x 8' 2" (3.76m x 2.49m)

uPVC leaded light double glazed window to the front aspect, radiator below, coving to the ceiling.



Bedroom 4: 10' 2" x 5' 11" (3.10m x 1.80m)

uPVC leaded light double glazed window to the open rear aspect, radiator below, coving to the ceiling.

Bathroom:

uPVC, frosted leaded light double glazed window to the front aspect, Jacuzzi style bath with mixer tap and shower over including screen, close coupled WC, wash basin inset to a wooden vanity unit, fully tiled, radiator, inset spotlights to the ceiling.



Outside:

To the front there is a substantial lawned garden with laurel hedging. A block paved driveway provides parking for at least 4/5 vehicles. To the rear there is a beautifully landscaped garden which is mainly laid to lawn with shrub borders and feature plant displays. There are two Indian stone paved patios.



Viewings:

All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure:

Cardwells estate agents Bolton research shows the property is Freehold.

Council tax:

Cardwells estate agents Bolton research shows the property is band E annual charges of approx £2395

Flood risk information:

Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Conservation area:

Cardwells estate agents Bolton research shows the property is not in a conservation area.

Plot size:

Cardwells estate agents Bolton research shows the property is in an approximate plot size of 0.12 acre.