



Independent Estate Agents
Cardwells™
 Est. 1982

www.cardwells.co.uk

CROWBOROUGH CLOSE, LOSTOCK, BL6 4LZ



- Impressive detached house
- 4 beds, 3 reception rooms
- Corner plot, quiet cul-de-sac
- Close to excellent transport links
- Lovely countryside on the doorstep
- Good local schools & amenities
- Very well presented & modern interior
- Viewing highly recommended



£425,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Independent Estate Agents
Cardwells™
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell & R.W. Thompson.



Cardwells are pleased to offer for sale, this impressive four bedroom modern detached house, situated on a corner plot in a quiet cul-de-sac. Crowborough Close is at the edge of the countryside, with lovely scenic walks on the doorstep. Middlebrook, the Motorway network and Horwich Parkway train station, are all close by.

There are excellent schools including Claypool Primary, within walking distance. This lovely modern property is very well presented throughout and would make an ideal family home. Viewing is highly recommended through Cardwell estate agents, Bolton, 01204 381281, bolton@cardwell.co.uk. The accommodation briefly comprises; Entrance hall, guest WC, dining room, lounge, kitchen breakfast room and a sun room. Upstairs there are four bedrooms and a family bathroom. The master bedroom has a contemporary en suite shower room. Outside, there are low maintenance gardens to 3 sides of the property. A generous sized driveway to the side, leads to a single garage, with an electronically operated roller shutter door. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: uPVC double glazed window front aspect.

Guest w.c: uPVC frosted double glazed window front aspect, close coupled WC, wash basin inset to a vanity cupboard, part tiling to the walls, chrome plated towel rail.

Dining room: 14' 5" x 9' 11" (4.39m x 3.02m) 2 uPVC double glazed windows dual aspect, radiator, coving to the ceiling, staircase leading to the landing.

Lounge: 21' 9" x 11' 1" (6.62m x 3.38m) uPVC double glazed bay window front aspect, two radiators, feature marble fireplace, incorporating a living flame gas fire with a wooden mantle surround, coving to the ceiling, uPVC double glazed doors, lead to

Sun room: 11' 7" x 15' 10" (3.53m x 4.82m) The sunroom is of brick construction with the rest, being uPVC double glazed with a door leading out onto the rear garden, 2 radiators, inset spotlights to the ceiling

Kitchen breakfast room: 14' 4" x 9' 11" (4.37m x 3.02m) uPVC double glazed window rear aspect, uPVC double glazed door, sun room aspect, range of fitted wall and base units with complementary, working surfaces, breakfast bar, tiled splashback, built-in oven and grill, inset halogen hob, extractor hood, stainless steel sink unit with mixer tap, integrated dishwasher, space for a washing machine, space for a fridge freezer, tiled floor, radiator, built-in storage cupboard.

Landing: uPVC double glazed window, rear aspect, coving to the ceiling, access to the loft via a hatch and 'Cradle' telescopic loft ladder. The loft is partially boarded with lighting. Built in over the stairs storage cupboard, doors lead to

Master bedroom: 11' 5" x 9' 2" (3.48m x 2.79m) uPVC double glazed bay window front aspect, range of fitted wardrobes, radiator, door leading to

En suite shower room: 8' 2" x 3' 5" (2.49m x 1.04m) uPVC frosted double glazed window, side aspect, contemporary suite, comprising shower cubicle, close coupled WC, wash basin with mixer tap inset to a vanity unit, vinyl flooring, chrome plated towel rail, inset spotlights.

Bedroom 2: 10' 11" x 8' 2" (3.32m x 2.49m) Double glazed window front aspect, radiator below, built-in double wardrobe.

Bedroom 3: 8' 2" x 7' 1" (2.49m x 2.16m) uPVC double glazed window, rear aspect, built-in wardrobe, radiator.

Bedroom 4/office: 8' 2" x 7' 2" (2.49m x 2.18m) uPVC double glazed window, rear aspect, radiator below, fitted wardrobes with sliding doors.

Bathroom: 7' 7" x 6' 1" (2.31m x 1.85m) uPVC, frosted 'porthole' style window front aspect, white suite comprising, enclosed bath, with mixer tap/shower attachment, close coupled WC, wash basin, part tiling to the walls, radiator, vinyl flooring, extractor fan.

Outside: There are garden areas to three sides. To the front there is a laid to lawn garden, which is well stocked with plants and floral displays. To the side of the property there is a pattern concrete driveway, which leads to a single garage with an electronically operated roller door. A concrete patterned pathway, gives access along both side elevations. To the rear there is a concrete patterned patio and a delightful lawn area, with feature plants and flower displays. There is external lighting and taps to the front and rear elevations.

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 a Freehold property.

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

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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

