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Independent Estate Agents
Cardwells Est. 1982

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PURBECK DRIVE, LOSTOCK, BL6 4JF



- A lovely extended 4 bed detached
- Stunning mature gardens
- Substantial plot
- No upward chain involved
- Offers great potential
- Viewing highly recommended
- Close to excellent amenities
- Good transport links



Offers in the Region Of £439,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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An impressive four bedroom detached family home, situated in a highly regarded development within Lostock. Purbeck Drive is within close proximity to the motorway network and Links Parkway train station. There are good local amenities, including Claypool primary school and Middlebrook retail and leisure park. The property boasts stunning mature gardens making this a dream for gardeners and people who love spending time outside. The property has the advantage of 'no upward chain involved' and would benefit from some updating and offering excellent potential. The accommodation briefly comprises reception hall, guest WC, lounge, separate dining room, kitchen breakfast room and a utility room. Upstairs there are four bedrooms and a family bathroom. Bedroom three benefits from an en-suite shower room. The property boasts stunning, mature gardens, making this a dream for gardeners and people who love spending time outdoors. The rear of the house enjoys south facing aspect is fully private with no overlooking neighbouring properties. There is a double driveway leading to a double garage with electric up and over door. The property is fully alarmed and Cavity wall insulation throughout. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door with frosted glazed window panels aside.

Reception Hall: Radiator, built in under stairs storage cupboard, coving to the ceiling, staircase to the landing.

Guest wc: UPVC frosted double glazed window, close coupled WC, wash basin with mixer tap, part tiling to the walls, radiator, coving to the ceiling.

Lounge: 13' 10" x 15' 1" (4.21m x 4.59m) Aluminium framed sliding patio doors rear aspect, stone fireplace incorporating a gas fire, radiator, coving to the ceiling.

Dining Room: 11' 4" x 12' 0" (3.45m x 3.65m) UPVC double glazed window front aspect, radiator below, coving to the ceiling.

Kitchen Breakfast Room: 9' 0" x 13' 4" (2.74m x 4.06m) UPVC double glazed window to the rear garden aspect, range of fitted wooden fronted, wall and base units, complementary work surfaces, breakfast bar, tiled splashbacks, built-in double oven and microwave, integrated fridge and dishwasher, sink unit with mixer tap, halogen hob with an extractor canopy above, radiator, coving spotlights to the ceiling.

Utility Room: 9' 6" x 5' 9" (2.89m x 1.75m) 2 UPVC double glazed windows to the rear and side aspect, fitted wooden fronted base units with complementary work surfaces, integrated double freezer, inset spotlights to the ceiling.

Rear Porch: UPVC frosted double glazed window and door to the side aspect, coving to the ceiling, access to a loft storage space, Integral door leading to the garage.

Landing: UPVC double window to the front aspect, coving to the ceiling, access the loft via a pulldown ladder.

Bedroom One: 12' 4" x 14' 1" (3.76m x 4.29m) UPVC double glazed window to the rear garden aspect, fitted wardrobes with overhead storage cupboards radiator, coving, inset spotlights to the ceiling.

Bedroom Two: 9' 3" x 10' 4" (2.82m x 3.15m) UPVC double glazed window to the rear garden aspect, radiator below, fitted wardrobes, coving, inset spotlights to the ceiling.

Bedroom Three: 10' 4" x 13' 0" (3.15m x 3.96m) UPVC double glazed window to the front aspect, radiator below, built-in double wardrobe.

En-suite: Shower cubicle, wash hand basin with mixer tap, part tiling to the walls, extractor fan, inset spotlights to the ceiling.

Bedroom Four: 8' 9" x 8' 4" (2.66m x 2.54m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobe with overhead storage cupboards incorporating a computer desk.

Bathroom: UPVC frosted double glazed window to the side aspect, tiled enclosed bath with mixer tap, shower cubicle, wash hand basin with mixer tap, close coupled WC, radiator, fully tiled walls, coving, inset spotlights to the ceiling.

Outside: Front there is a large double width paved driveway, which leads to a double garage with an up and over door. To the side of the driveway there is a laid to lawn garden with tree and plants borders. A paved pathway leads to an open porch. There is a paved patio and two gates giving access along the side elevations. The majority of the garden is laid to lawn with paved pathways. There is an array of mature trees, plants and floral displays. To the bottom of the garden there is a further private laid to lawn area. There is an outside tap and exterior power socket.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.16 acres.

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 £2625.

Flood Risk: 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.

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 or letting: If you are thinking of selling or letting 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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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