



**WIMBORNE CLOSE, LOSTOCK, BL6 4NG**



- Extended detached family home
- 2/3 reception rooms, quality kitchen
- Master bedroom with en suite
- 3 additional good bedrooms
- 4pcs family bath, ground floor guest WC
- 0.13 of an acre, family friendly gardens
- Close to countryside, Middlebrook, M61
- Early viewing advised, video viewing available



**Offers in Excess of £435,000**

**BOLTON**

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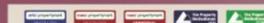
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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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An extended four bedroom detached family home situated on the cusp of beautiful local countryside yet ideally positioned close to the Middlebrook retail and leisure Park, train station and easy access to the M61 motorway network. Horwich town centre, popular schools, sporting clubs and superb facilities are all nearby. The extended family home enjoys accommodation over two levels which briefly comprises: entrance porch, reception hallway, living room, dining room, fitted kitchen utility room, first floor landing, master bedroom with en suite shower room, three additional good size bedrooms and a sizable four piece family bathroom suite there is a generous integral garage served by a well laid driveway providing additional off-road car parking and well maintained garden areas to the front and the rear which are ideal for children to play and entertaining alike. The property benefits from a modern Worcester gas combination boiler, external uPVC double glazed windows, an alarm system and there is a great deal to admire. Viewing is highly recommended to appreciate all on offer, and in the first instance, there is a walk through viewing video available to watch, and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on 01204 381281, emailing: bolton@cardwells.co.uk or visiting; www.cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance porch:** 5' 11" x 3' 4" (1.805m x 1.01m) uPVC window to the front, quality double glazed entrance door, neutral decorations, built-in meter cupboards.

**Reception hallway:** 15' 5" x 6' 9" (4.705m x 2.070m) Quality vinyl flooring, spotlighting, under stairs storage space, archway into the kitchen.

**Guest WC/powder room:** 4' 7" x 3' 4" (1.40m x 1.01m) A white two piece suite comprising wash hand basin with built under storage space and WC, radiator, internal single glazed window shared with the integral garage

**Living room:** 15' 7" x 13' 5" (4.759m x 4.081m) uPVC bay window to front, feature marble fireplace with inset living flame gas fire, radiator, coved ceiling.

**Kitchen:** 12' 2" x 10' 2" (3.709m x 3.091m) A quality professionally fitted kitchen comprising: drawers, base and wall cabinets, integrated oven/grill, plumbing for dishwasher, space for large American style fridge freezer, Neff hob with Neff extractor over, stainless steel sink and drainer with mixer tap over, the work surfaces extend into a breakfast bar, uPVC window overlooking the rear garden, radiator.

**Dining room:** 12' 1" x 10' 9" (3.688m x 3.286m) Sliding uPVC patio doors that open onto the rear garden radiator.

**Utility room:** 12' 1" x 8' 10" (3.681m x 2.688m) uPVC window to the rear overlooking the rear garden, quality double glazed rear entrance door, large radiator, stainless steel sink and joiner, Worcester gas central heating boiler which we understand was fitted in around 2020. This is a generously proportioned room and may suit other uses perhaps including a family room, being ideally located just off the kitchen. There is a pedestrian door from the garage.

**First floor landing:** At the top of the stairs you can turn left right, turning right lead you to the master bedroom with the en suite while turning left lead you to the three additional generous bedrooms and the sizable family bathroom suite there is built-in storage space and aloft access point, spotlighting.

**Master bedroom:** 18' 4" x 8' 10" (5.583m x 2.687m) Measured at maximum points. This is a very light room with uPVC windows to both the front and the rear to the front there is beautiful countryside and skylines beyond the Bolton Wanderers stadium whilst the rear enjoys the aspect over the rear garden, there are two radiators, loft access point.

**En suite shower room:** 6' 7" x 6' 0" (2.007m x 1.822m) A three-piece shower room suite comprising: corner shower enclosure, WC and wash hand basin, radiator.

**Bedroom 2:** 13' 3" x 10' 10" (4.040m x 3.311m) Generous second bedroom complete with professionally fitted bedroom furniture providing wardrobes, bridging cabinets and matching bedside drawers, radiator, stylish chandelier style light fitting and a uPVC window to the front which enjoys the far reaching views.

**Bedroom 3:** 12' 1" x 10' 4" (3.685m x 3.155m) Professionally fitted bedroom furniture to one wall providing wardrobes, bridging cabinets and matching bedside drawers, built-in wardrobe/storage space, radiator and a uPVC window which enjoys the aspect over the rear garden and beyond.

**Bedroom 4:** 10' 5" x 9' 5" (3.169m x 2.870m) UPVC window to the front which joins the far reaching views, radiator, wood laminate flooring.

**Family bathroom:** 7' 4" x 9' 10" (2.225m x 2.990m) A four piece family bathroom suite comprising corner Jacuzzi bath, double size walking shower enclosure with both handheld and overhead shower options, sizable wash hand basin, WC, heated towel rail, ceramic wall tiling, uPVC window to the rear.

**Garage:** 20' 1" x 8' 11" (6.119m x 2.713m) The garage has been extended to the front and benefits from an electric roller shutter vehicle access door, generous, ceiling head height, power, lighting and shares an internal single glazed window with the ground floor guest WC. The garage is served by a well laid driveway providing additional private off-road car parking.

**Garden:** The front garden is neatly laid to lawn with a low level hedge. The rear garden is a real feature of the property with a particularly well laid patio area accessed from both the dining room and the utility room with generous lawn garden areas to the rear which extend down the side of the property.

**Chain details:** The property is sold with an onward chain, at the time of writing the details have not yet been confirmed.

**Council tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is E at an annual cost of around £2,625 per annum.

**Tenure:** Cardwells Estate Agents Bolton premarketing research indicates that the property is Freehold.

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