



Independent Estate Agents  
**Cardwells** Est. 1982

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**ST CLARE TERRACE CHORLEY NEW ROAD, LOSTOCK,  
 BL6 4AZ**



- No onward chain
- Two double bedrooms
- Two reception rooms
- Off road parking to the rear
- Fantastic commuter links
- Close to Middlebrook Retail Park
- Gas central heating
- Double glazing



**£150,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this good sized, bay fronted mid terraced property located within Lostock. The property is ideally situated for a commuter with the M61 motorway network and Horwich Parkway train station all within a short drive. Also, the Middlebrook Retail Park with a various assortments of shops and restaurants is located just off Mansell Way making the weekly shop an easier experience. Internally the property comprises a lounge, dining room and kitchen to the ground floor with two double bedrooms and a bathroom to the first floor. Externally there is a gate leading to a flagged low maintenance garden at the front and to the rear there is secure gated access to off road parking and space for a wooden shed.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Porch:** Door leading to the lounge.

**Lounge:** 14' 2" x 12' 2" (4.32m x 3.72m) Double glazed bay window to the front, wall lamps, radiator, electric fire and surround, double doors leading to the dining room.

**Dining Room:** 14' 2" x 12' 1" (4.31m x 3.68m) Wall lamps, stairs the first floor, radiator, double glazed door leading to the rear.

**Kitchen:** 8' 11" x 7' 6" (2.72m x 2.28m) Double glazed window to the rear, range of fitted wall and base units with extractor fan, four ring halogen hob, electric oven, stainless steel sink with mixer tap and drainer, space for a washing machine and fridge/freezer.

**Landing:** Loft access.

**Bedroom One:** 14' 1" x 12' 3" (4.29m x 3.74m) Double glazed windows to the front, radiator.

**Bedroom Two:** 11' 1" x 8' 9" (3.373m x 2.66m) Wall mounted boiler, double glazed window to the rear, radiator.

**Bathroom:** 8' 10" x 7' 6" (2.69m x 2.28m) Downlights, extractor fan, double glazed window to the rear, three piece suite incorporating a WC, panel bath with mixer tap and shower, vanity unit with inset sink, vertical ladder radiator.

**Externally:** To the front of the property there is a gate leading to a flagged low maintenance garden and to the rear there are secure gates providing access to off road parking and space for a wooden shed.

**Viewings:** All viewings are by accompanied viewing by contacting Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://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 A

**Flood risk information:** Cardwells estate agents Bolton research shows the property is not in a flood risk area.

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

**Thinking of selling or letting in Bolton:** 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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