



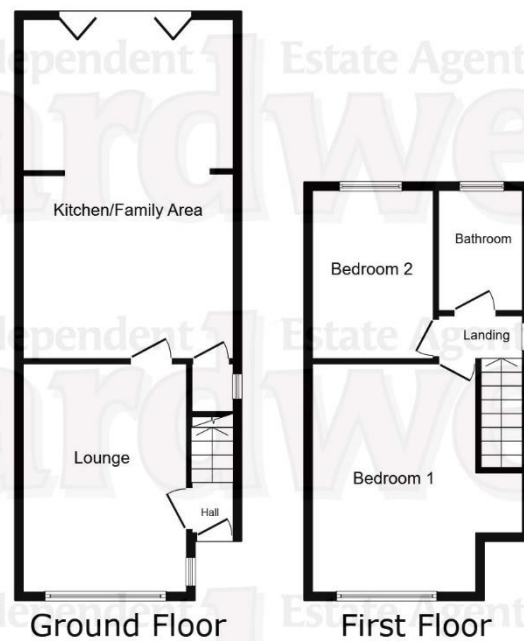
Independent Estate Agents  
**Cardwells** Est. 1982

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**POCKET NOOK ROAD, LOSTOCK, BL6 4HN**



- Extended semi detached house
- Lovely farmland views to rear
- Sought after village location
- 2 bedrooms, contemporary bathroom
- impressive modern kitchen family room
- Generous size garden & driveway
- Close to excellent amenities
- Good transport links



**Offers Over £285,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A great opportunity to purchase this attractive two bedroom semi detached house, situated in the heart of Chew Moor village. The property has some lovely features including an impressive open plan fitted kitchen family room with rural views and a newly fitted contemporary bathroom. The property is within easy reach of excellent amenities, the motorway network, Middlebrook retail park, links Parkway and Lostock train station. The accommodation briefly comprises entrance hall, lounge and an open plan kitchen family room. Upstairs there are two bedrooms and a bathroom with a modern white suite. Outside, there is a mature garden to the front along with a paved driveway providing ample off-street parking. To the rear there is a delightful garden with farmland views. The property also benefits from UPVC double glazed flush windows and gas central heating. : 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:**

Double glazed composite front door leading to:

**Entrance Hall:** Radiator, staircase to the landing.

**Lounge:** 14' 3" x 10' 10" (4.34m x 3.30m) UPVC double glazed window to the front aspect, radiator below, feature fireplace, incorporating a stove style electric fire mounted on a tiled hearth, coving to the ceiling. Open plan kitchen family room

**Open Plan Kitchen & Family Area:** 21' 2" x 12' 10" (6.45m x 3.91m) Modern fitted wall and base units with complementary compact laminate work surfaces, breakfast bar, tiled splashback, built-in oven and microwave, inset four ring gas burner hob, extractor hood above, sink unit with mixer tap, integrated dishwasher integrated fridge freezer, built in washing machine and tumble dryer, Karndean flooring, radiator, built-in under stairs storage cupboard, inset spotlights to the ceiling.

**Family Area:** Double glazed bi folding patio doors to the garden aspect, radiator, Karndean flooring, inset spotlights to the ceiling, double glazed lens and skylights window.

**Landing:** UPVC frosted double glazed window to the side aspect, access to the loft, doors lead to:

**Bedroom One:** 13' 7" x 14' 1" (4.14m x 4.29m) UPVC double glazed window to the front aspect, radiator below, coving to the ceiling.

**Bedroom Two:** 10' 6" x 7' 10" (3.20m x 2.39m) UPVC double glazed window to the rear aspect, radiator below.

**Bathroom:** 7' 5" x 6' 0" (2.26m x 1.83m) UPVC frosted double glazed window to the rear aspect, contemporary bathroom suites comprising, tiled enclosed bath with mixer tap and a shower above, wash basin with mixer tap inset to a vanity unit, close coupled WC, tiling to the walls, heated towel rail/radiator, inset spotlights to the ceiling

**Outside:** There is a paved driveway which provides ample off-street parking with plant beds aside. The front garden is mostly laid to lawn, with well established tree and plants borders. There is a generous sized mature garden which is mainly laid lawn with a patio, trees, plants and floral displays. To the bottom of the garden there is a gravelled area with lovely farmland aspects beyond.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £1909.

**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.

**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 or visiting: www.Cardwells.co.uk

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