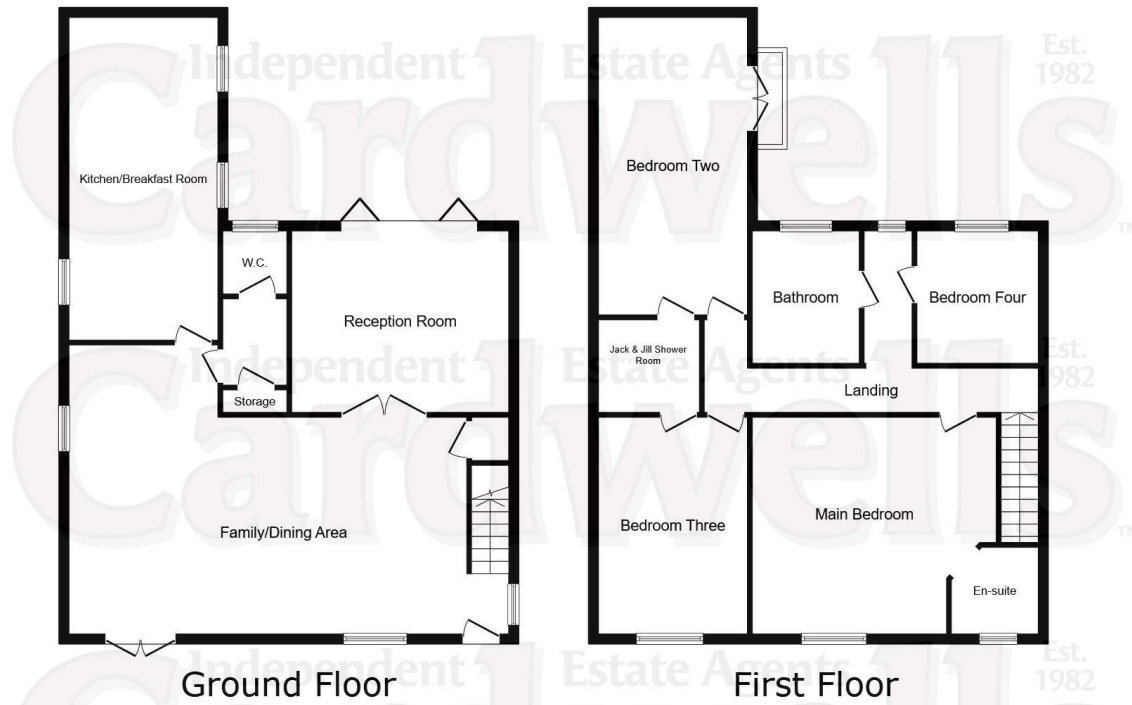


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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MORRIS FARM, POCKET NOOK ROAD – LOSTOCK – OFFERS IN THE REGION OF £675,000

A great opportunity to purchase this impressive four bedroom farmhouse, tucked away in a small hamlet of properties, at the bottom Pocket Nook Road. Set within approximately an acre of land, in a semi rural location. The property was constructed circa 1800s and sympathetically extended around 1990, providing a substantial family home. There are many character and modern features including, cloaks room WC, a large family/dining room with a multi fuel stove, master bedroom with en suite, two further bedrooms with a Jack and Jill en suite shower room, a kitchen breakfast room, a lounge/reception room and a family bathroom. Outside there are substantial gardens and a courtyard style driveway and a large detached garage. There are lovely views of the countryside and the West Pennine moors. Chew Moor village is just a short stroll away, with Lostock train station and the motorway network also being close by.

Viewing is highly recommended to fully appreciate this stunning home, through Cardwells estate agents Bolton (01204) 381281, bolton@cardwells.co.uk The property also benefits from double glazing, gas central heating and a septic waste water tank, shared with neighbouring properties.

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



ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door.

Open family room: 32' 0" x 20' 0" (9.75m x 6.09m)

Lounge:

2 uPVC double glazed windows front aspect, wooden flooring, built-in under stairs storage cupboard, radiator, inset spotlights to the ceiling, spindled staircase leading to the landing, feature wood burning stove, mounted on a stone hearth. Open to



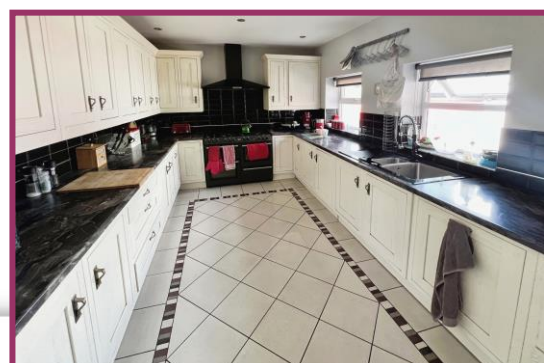
Dining area:

uPVC double glazed French doors front aspect, uPVC double glazed window side aspect, wooden flooring, radiator, inset spotlights to the ceiling.



Kitchen breakfast room: 25' 0" x 23' 0" (7.61m x 7.01m)

3 uPVC double glazed windows rear and side aspect, range of modern fitted wall and base units with complementary worktop surfaces and breakfast bar, tiled splashback, space for a range cooker, extractor hood above, single drainer sink unit with mixer tap, Integrated fridge and freezer, integrated dishwasher, tiled floor, space for a washing machine, tumble dryer, fridge, and freezer, radiator, inset spotlights to the ceiling. From the dining area there is a door leading to.



Viewings: Please contact Cardwells estate agents Bolton to arrange access, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure:

Cardwells estate agents Bolton research shows the property is Freehold.

Council tax:

To be confirmed

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



A uPVC double glazed door gives access down to the cellar room. We understand that the cellar is approximately the same size as the kitchen breakfast room however Cardwells staff have not verified this.

2nd reception room: 16' 4" x 13' 5" (4.97m x 4.09m)

Double glazed bi folding doors to rear aspect. Marble tiled floor, inset spot lights to ceiling.



Cloaks room:

Fitted storage space, tiled floor.

WC room:

uPVC double glazed window rear aspect, close coupled WC, wash basin with mixer tap inset to a vanity cupboard, tiled floor, tiling to the walls, heated towel rail.



Landing:

uPVC double glazed window rear aspect, radiator, access to the loft, inset spotlights to the ceiling.

Master bedroom: 15' 5" x 15' 0" (4.70m x 4.57m)

uPVC double glazed window front aspect, fitted wardrobes with overhead storage cupboards, dressing table unit and bedside drawers, radiator, inset spotlights to the ceiling.



En suite shower room: 6' 4" x 6' 0" (1.93m x 1.83m)

uPVC frosted double glazed window front aspect, white suite comprising, shower cubicle, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, heated towel rail, inset spotlights, extractor fan.



Bedroom 2: 20' 0" x 9' 8" (6.09m x 2.94m)

Juliet balcony with uPVC doors, two radiators, fitted wardrobes with overhead storage cupboards and bedside drawers, access to the loft, wall mounted air-conditioning unit, spotlights to the ceiling. Door leading to,



Jack and Jill en suite shower room: 7' 0" x 6' 5" (2.13m x 1.95m)

'His and hers' sink units with mixer tap, vanity cupboard, shower cubicle, close coupled WC, heated towel rail, tiled floor, tiling to the walls, feature wall mounted mirror, inset spotlights, extractor fan.



Bedroom 3: 15' 3" x 8' 7" (4.64m x 2.61m)

uPVC double glazed window front aspect, fitted wardrobes incorporating a dressing table unit, radiator, inset spotlights, door leading to the Jack and Jill en suite shower room.



Bedroom 4/office: 8' 5" x 9' 2" (2.56m x 2.79m)

uPVC double glazed window rear aspect, fitted wardrobe with overhead storage cupboards and matching drawers, radiator, inset spotlights to the ceiling.



Family bathroom:

uPVC frosted double glazed window rear aspect, modern white suite comprising, enclosed bath with mixer tap/shower attachment, close coupled WC, wash basin with mixer tap inset to a vanity unit, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.



Garden:

To the front there is a large gravelled driveway leading to a substantial detached garage with two roller shutter doors. The driveway continues along the side of the garage. Steps lead up to a raised formal garden which is laid to lawn. The garden has lovely open and farmland views. To the side of the garden there is a large plot which is currently unused. To the side of the house, there is a large area which is currently being utilised for storage. The rear garden is mostly paved. to the bottom of the garden there is a wooden building currently being utilised as a bar. Internally there is a fitted bar with shelving space for a fridge and a freezer the bar benefits from power and a water supply.

