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MORRIS FARM, POCKET NOOK ROAD – LOSTOCK – OFFERS IN EXCESS OF £650,000

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.

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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:

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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.

