



Tenure:
Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 April 1983, the ground rent is £98 per annum.

Council tax:
Cardwells estate agents Bolton research shows the property is band F annual charges approximately £3102

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
EU Directive 2002/91/EC			
www.epc4u.com			



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JUNCTION ROAD WEST – LOSTOCK – £530,000

Situated within the always desirable area of Lostock is this superb detached family home. The property is located close to many local amenities including Lostock train station, the M61 motorway network and within a couple of miles of the Middlebrook Retail Park. Lostock has always been a popular area with many family's moving there because of the commuter routes, but mainly for the locality to Lostock County Primary School, Cleveland's Preparatory School and Bolton School.

This wonderful family home has good sized accommodation throughout and the rear looks over Rumworth Lodge. Internally the property comprises an entrance hallway, cloakroom/wc, lounge, dining room and kitchen/breakfast room to the ground floor with four good sized bedrooms, all with fitted wardrobes and a four piece family bathroom to the first floor. Externally the front of the property has been landscaped and is a sizeable plot with the potential to extend subject to the necessary planning permissions. There is a low maintenance gravelled driveway providing plenty of parking which in turn leads to the double garage. The rear of the property is south facing, has been landscaped and has designated patio areas for seating. There is a well manicured lawn with well stocked and mature borders, summer house and gates at either side leading to the front of the property. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

Disclaimer:

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway:
Ceiling light point, Karndean flooring, understairs storage, radiator.

Cloakroom/W.C: 5' 11" x 4' 0" (1.81m x 1.23m)
Ceiling light point, double glazed window to the rear, WC, pedestal sink, radiator, tiled floor.



Lounge: 21' 4" x 11' 11" (6.49m x 3.64m)
Downlights, double glazed window to the front, radiator, double glazed sliding patio doors to the rear, living flame gas fire and surround.



Dining room: 11' 9" x 10' 10" (3.59m x 3.31m)
Ceiling light point, radiator, double glazed window to the front.



Family bathroom: 8' 8" x 5' 11" (2.63m x 1.81m)
Downlights, wall mounted vertical ladder radiator, double glazed window to the rear, four piece suite incorporating wc, vanity unit with inset sink, panelled bath with mixer tap, walk in shower cubicle, tiled floor and walls.



Garage: 18' 3" x 15' 8" (5.56m x 4.78m)
Double garage with electric up and over garage door, wall mounted Worcester boiler, space for a washing machine, dryer and laddered access into a boarded loft space with lighting.

Externally:
The front of the property has been landscaped and is a sizeable plot with the potential to extend subject to the necessary planning permissions. There is a low maintenance gravelled driveway providing plenty of parking which in turn leads to the double garage. The rear of the property is south facing, has been landscaped and has designated patio areas for seating. There is a well manicured lawn with well stocked and mature borders, summer house and gates at either side leading to the front of the property.



Kitchen breakfast room: 15' 2" x 13' 7" (4.63m x 4.14m)

Downlights, dual aspect double glazed windows to the rear, radiator, German made kitchen fitted by Queenline with fitted wall and base units with complimentary worktops and integrated appliances including a Bosch induction hob, Bosch double electric oven, Smeg dishwasher, fridge and freezer, stainless steel sink with mixer tap, drainer, and Quooker tap, tiled splashback to the walls.



Landing:

Ceiling light point, double glazed window to the front, storage cupboard.

Bedroom 1: 12' 0" x 11' 11" (3.65m x 3.64m)

Ceiling light point, radiator, fitted wardrobes and drawers, double glazed window with views over the rear garden, farmland and Rumworth Lodge.



Bedroom 2: 11' 10" x 10' 10" (3.61m x 3.31m)

Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.



Bedroom 3: 11' 11" x 9' 1" (3.63m x 2.77m)

Ceiling light point, double glazed window to the front, fitted wardrobes.



Bedroom 4: 9' 2" x 8' 6" (2.80m x 2.58m)

Ceiling light point, laminate effect flooring, radiator, double glazed window with views over farmland and Rumworth Lodge, loft access which is boarded and has a light with pull down ladder.

