



Floor Plan

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JUNCTION ROAD WEST, LOSTOCK, BL6 4EG



- Detached bungalow
- Four bedrooms
- Four reception rooms
- No onward chain
- Close to Lostock train station
- Good access to local schools
- Family bathroom and en-suite
- Driveway and garage parking



Offers in the Region Of £650,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Set on an elevated position, just off Junction Road West in Lostock, is this superb detached bungalow which is offered for sale with NO ONWARD CHAIN. The property enjoys stunning views over farmers fields and Rumworth Lodge to the front with views over trees and greenery to the rear. The property is conveniently located with good access to both Lostock train station and the M61 motorway network with the Middlebrook retail park being a ten minute drive. The area is also very popular for those that wish to send their children to Lostock County Primary School, Cleveland Preparatory School and Bolton School. Locally there are many sporting facilities to include Lostock tennis club, Markland Hill tennis club, Ladybridge FC which is located just off Tempest Road and Lostock Cricket Club located off Chew Moor Lane. Internally the property comprises an entrance hallway, four bedrooms, en-suite, family bathroom, three reception rooms, kitchen/diner and conservatory. The fourth bedroom, en-suite and lounge was originally built as an annexe for a relative and can easily be utilised as such again. Externally there is a lawned garden with mature borders surrounding and a driveway for multiple vehicles to the front which leads to a detached garage at the rear. The rear of the property has a flagged Indian stone patio area leading down to a well-maintained and manicured lawn with well stocked and mature borders surrounding. The rear of the property isn't overlooked and has far reaching views over trees and greenery. 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:

Entrance Hallway: Radiator, storage cupboard with wall mounted Baxi combi boiler, loft access with pull down ladder.

Living Room: 15' 1" x 13' 11" (4.61m x 4.24m) Double glazed bow window with views over fields and Rumworth lodge, radiator.

Dining Room: 10' 11" x 10' 11" (3.33m x 3.33m) Downlights, radiator, double glazed sliding patio doors leading into the conservatory.

Conservatory: 17' 9" x 11' 7" (5.404m x 3.54m) Double glazed windows to the rear side, radiator, double glazed French doors leading onto the patio, tiled flooring.

Lounge: 13' 1" x 11' 5" (3.99m x 3.48m) Triple glazed bow window with view over fields and Rumworth Lodge to the front, radiator, electric fire and surround.

Bedroom 4: 13' 5" x 9' 5" (4.09m x 2.86m) Fitted wardrobes, radiator, double glazed French doors leading onto the patio area.

En-suite: 9' 7" x 3' 5" (2.92m x 1.03m) Downlights, double glazed window to side, extractor fan, wall mounted vertical ladder radiator, three piece suite incorporating a WC, wash hand basin in vanity unit, shower cubicle, tiled flooring with underfloor heating and tiled walls.

Kitchen/Diner: 11' 9" x 10' 11" (3.59m x 3.32m) Downlights, double glazed window to the rear, door to the rear, radiator, range of fitted wall and base units with extractor fan, integrated electric hob, double electric oven, fridge, freezer, dishwasher, single bowl sink with mixer tap and drainer, tiled flooring with splashback to the walls.

Bathroom: 7' 7" x 6' 10" (2.32m x 2.09m) Downlights, wall mounted vertical ladder radiator, four piece suite incorporating a vanity unit with inset his 'n' hers wash hand basins, WC, walk-in shower cubicle with digital shower, tiled flooring with under floor heating and tiled walls.

Bedroom One: 13' 9" x 11' 10" (4.20m x 3.61m) Laminate effect flooring, fitted wardrobes, radiator, double glazed window with views over fields and Rumworth lodge.

Bedroom Two: 12' 10" x 11' 0" (3.91m x 3.36m) Fitted wardrobes, radiator, double glazed window with views over the garden.

Bedroom Three: 11' 10" x 8' 11" (3.61m x 2.72m) Fitted wardrobes, radiator, double glazed window with views over fields and Rumworth lodge.

Guest wc: 5' 8" x 2' 11" (1.73m x 0.88m) Radiator, double glazed window to the side, WC, tiled floor and walls.

Externally: To the front of the property there is a lawned garden with mature borders surrounding with a driveway for multiple vehicles leading to the detached garage at the rear. The rear of the property has a flagged Indian stone patio area leading down to a well-maintained and manicured lawn with well stocked and mature borders surrounding. The rear of the property isn't overlooked and has far reaching views over trees and greenery.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.21 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 April 1975

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

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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