



Independent Estate Agents
Cardwells Est. 1982

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WILMCOTE CLOSE, LOSTOCK, BL6 4RG



- For sale by auction
- No onward chain
- Lostock
- Three bedrooms
- Semi detached home
- Close to local transport routes
- Driveway and garage parking
- Close to local schools



Auction Guide Price £128,000

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 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.

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Offered for sale with NO ONWARD CHAIN and through our AUCTION partners, Pugh & Co is this semi detached family home located within the sought after area of Lostock. The property is situated within a short walk of Lostock Train Station and is a short drive from the M61 motorway links and the Middlebrook Retail Park. Lostock is also a popular location due to its proximity to local schools including Lostock Country Primary school, Cleveland's Preparatory school and Bolton School. The property does require some refurbishment and comprises an entrance hallway, lounge/diner and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. Externally there is a low maintenance gravel garden with a flagged path which leads to the gate at the side giving access to the rear garden. Also to the front of the property there is driveway parking leading to the integral garage. At the rear of the property, there is a low maintenance gravelled garden with borders surrounding.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: Ceiling light point, radiator, laminate effect flooring, stairs to the first floor.

Lounge diner: 16' 0" x 14' 10" (4.88m x 4.53m) All measurements are the maximum points. Ceiling light points, laminate effect flooring, radiators, electric fire and surround, sliding patio doors leading out to the garden.

Kitchen: 10' 2" x 6' 0" (3.09m x 1.84m) Ceiling light point, double glazed window to the rear, range of fitted wall and base units with integrated extractor fan, gas hob, electric oven, integrated washing machine and fridge freezer, 1 1/2 stainless steel sink with mixer tap and drainer.

Landing: Ceiling light point, double glazed window to the side, loft access.

Bedroom 1: 13' 5" x 9' 0" (4.09m x 2.74m) Ceiling light point, radiator, double glazed window to the rear, storage cupboard.

Bedroom 2: 13' 0" x 9' 4" (3.95m x 2.85m) Ceiling light point, double glazed window to the front, radiator, storage cupboard.

Bedroom 3: 9' 11" x 6' 9" (3.03m x 2.06m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom: 8' 2" x 6' 5" (2.48m x 1.95m) Ceiling light point, radiator, storage cupboard, double glazed window to the front, three piece suite incorporating a WC, pedestal sink, panel bath with mixed tap with electric shower above, tiled splashback to the walls.

Outside: To the front of the property, there is a low maintenance gravel garden with a flagged path which leads to the gate at the side giving access to the rear garden. Also to the front of the property there is driveway parking leading to the integral garage. At the rear of the property, there is a low maintenance gravelled garden With borders surrounding.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281 , bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges approximately of £1670

Flood risk information: Cardwells estate agents Bolton research shows the property is not in a flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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

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).

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