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**AUSTINS LANE, LOSTOCK, BL6 4LU**



- Superb 3 bedroom family home
- Luxury shower rm & en suite bathroom
- Open plan kitchen /diner/family room
- Superb family friendly rear gardens
- Large driveway with EV charging facility
- Superb master bedrm with en suite
- Wonderful location, close to Middlebrook
- Walking distance to schools & countryside



**Offers Over £320,000**

**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

Incorporating: Wright Dickson & Catlow, WDC Estates

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A three bedroom, two bathroom, family home positioned in a wonderful location being on the cusp of beautiful countryside, within easy reach of Higher Rid Reservoir, Rivington and beautiful local countryside, ideal to explore on foot or bicycle. Yet it is close to well regarded schools (Claypool, St Joseph's etc), Horwich Parkway train station (which directly serves Manchester, Salford, Bolton, Preston etc), the Middlebrook retail and leisure Park, Horwich centre and of course the M61 motorway for those commuting via road. The semi detached home has recently been decorated throughout and benefits from new carpets in 2024 and beautiful exposed and treated Yellow Pine flooring. The accommodation on offer briefly comprises: entrance vestibule, reception hallway, ground floor three piece luxury shower room, bay window living room with feature fireplace, extended open plan kitchen/diner/family room flooded with natural light from the window and double doors which open out onto the rear garden, two generous ground floor bedrooms, first floor landing and master bedroom complete with a three piece en suite bathroom. Externally, the rear gardens are particularly family friendly being fully enclosed and enjoying a generous lawn and patio space, to the front there is private off-road driveway parking comfortably for three cars, perhaps more with an electric vehicle charging point. The family home benefits from a Worcester gas combination central heating system, the vast majority is uPVC double glazed, a shower room and a bathroom and (subject to planning permission and building regulations) there is potential to extend and further develop the property. There is a great deal to admire and in the first instance there is a walk through viewing video available to watch, then 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:**

**Approximate floor area:** The overall approximate floor area is around 88 m²/947 ft.²

**Entrance vestibule:** 3' 10" x 2' 0" (1.177m x 0.604m) Double single glazed entrance doors with spotlighting.

**Reception hallway:** 19' 0" x 6' 8" (5.793m x 2.031m) Measured at maximum points. Turning spindled staircase off to the first floor, quality thick carpeting laid in 2024, radiator, Built-in storage space

**Ground floor shower room:** 9' 10" x 3' 10" (2.985m x 1.159m) A stylish, modern three-piece shower room suite comprising: generous shower enclosure with a variety of shower options including: body jets, overhead shower, and handheld shower options, circular bowl sink with waterfall style tap over, dual flush WC, stylish radiator/towel rail, quality contrasting ceramic tiling, spotlighting, uPVC window.

**Living room:** 14' 8" x 12' 0" (4.469m x 3.658m) Measured at maximum points into the uPVC bay window. Exposed and treated Yellow Pine floorboards, beautiful feature fireplace with marble hearth and detailed surround and mantle, with inset decorative fire, radiator, neutral decorations.

**Kitchen/diner/family room:** 16' 11" x 15' 10" (5.163m x 4.825m) Measured at maximum points. The open plan kitchen/diner/family room is flooded with natural light from the uPVC double glazed patio doors that open onto the garden, uPVC double glazed window overlooking the garden. A quality professionally fitted kitchen with a superb range of matching drawers, base and wall cabinets, oven/grill, electric hob with extractor over, stainless steel sink and drainer, concealed Worcester gas combination central heating boiler, quality flooring, radiator.

**Bedroom 2:** 12' 9" x 11' 9" (3.880m x 3.571m) Beautiful exposed and treated Yellow Pine floorboards, uPVC window to the front complete with fitted blinds, radiator.

**Bedroom 3:** 11' 7" x 8' 11" (3.526m x 2.728m) Beautiful exposed and treated Yellow Pine floorboards, uPVC window to the rear, radiator.

**First floor landing:** Built in storage space.

**Master bedroom:** 15' 7" x 10' 8" (4.742m x 3.239m) uPVC double glazed window overlooking the rear garden, radiator, quality carpeting laid in 2024.

**En suite bathroom:** 9' 4" x 6' 0" (2.856m x 1.836m) A complete en suite bathroom comprising; bath with hand held shower option, white wash hand basin with built under storage and dual flush WC, ceramic wall and floor tiling, extractor.

**Parking:** There is private off road car parking for three cars comfortably, perhaps four, complete with electric vehicle charging point.

**Plot size:** Cardwells estate agents Bolton research shows the property is 0.09 acre

**Gardens:** We are advised that the rear garden is southerly in nature, is fully enclosed and particularly family friendly enjoying a generous lawned area, which is ideal for football etc, large patio space perfect for Summer barbecues and entertaining, mature trees enhance the privacy including a beautiful Japanese Maple tree, external tap.

**Tenure:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is freehold.

**Bolton council tax:** The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is C at an annual cost of around £1,909 per annum.

**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

