



Independent Estate Agents Est. 1982  
**Cardwells**

Independent Estate Agents Est. 1982

# Cardwells

TM

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**HERCULES ROAD, LOSTOCK, BL6 4NS**



- Stunning detached family home
- Significantly improved from new build spec
- 4 bedrooms, modern en suite, bathroom
- Beautiful open plan kitchen / diner / family rm
- Gorgeous presentation throughout. EPC: B
- Professionally landscaped rear gardens
- Close to Middlebrook, train, motorway shops
- Ready to move the family in



## Offers in the Region Of £389,995

**E:** [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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.





An immaculately presented four bedroom detached family home which has been significantly improved from the new build standards of only around three years ago. Importantly there is still around seven years remaining on the NHBC guarantee. The location of the property is superb with an cul de sac access road to the front, which only serves a few high calibre homes, so there is little immediate passing traffic whilst Horwich Parkway train station is just a short walk away, as is Middlebrook retail and leisure Park (including: Asda, Tesco, BWFC, restaurants, cinema etc) and the M61 motorway is just a few gear changes away. The beautifully presented home extends to around 1,140 ft.<sup>2</sup> and briefly comprises: reception hallway, ground floor guest WC, living room, stunning open plan kitchen / diner complete with solid granite like work surfaces, integrated appliances, beautiful flooring and doors which open out onto the landscaped rear garden. Off the kitchen there is a useful walk in larder and separate utility room. To the first floor there is the landing, four well presented and generous bedrooms, the master bedroom enjoys a stylish en-suite facilities and a modern white family bathroom suite. The rear garden has been professionally landscaped at significant expense with a beautiful finish of porcelain nonslip garden tiled patio areas, lawn section and well-stocked flowerbeds to the perimeter. There is an integral garage which is served by a private driveway giving additional off road car parking space. The family home benefits from complete double glazing, modern gas central heating, an excellent energy performance rating of B, a security alarm system and in our opinion this home is ready to move the family straight into. There is so much to admire that a personal viewing comes with our highest recommendations. In the first instance there is a walk-through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents on 01204381281, emailing: Bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** Ceiling light point, radiator, tiled flooring.

**Cloakroom/Wc:** 5' 8" x 2' 9" (1.72m x 0.85m) Radiator, wc, wash hand basin, ceiling light point, tiled floor with splashback to the walls, double glazed window to the front, stairs to the first floor, door to the garage.

**Lounge:** 14' 9" x 12' 0" (4.50m x 3.65m) Radiator, double glazed window to the front, ceiling light point, wood panelling to the walls.

**Dining Area:** 9' 9" x 9' 2" (2.97m x 2.80m) Double glazed French doors to the garden, ceiling light point, feature mirrored wall, open into the kitchen.

**Kitchen:** 13' 6" x 9' 9" (4.12m x 2.96m) Downlights, radiator, understairs storage, tiled floor, range of fitted wall and base units with complimentary granite worktops and integrated one and a half stainless steel sink with mixer tap and drainer, extractor fan, integrated gas hob, double electric oven, dishwasher, fridge/freezer.

**Utility:** 7' 7" x 5' 7" (2.32m x 1.69m) Door to the side, fitted wall and base units with stainless steel sink with mixer tap and drainer, ceiling light point, space for a washing machine, radiator and tiled floor.

**Landing:** Ceiling light point, feature mirrored wall above the stairs, storage cupboard.

**Bedroom 1:** 12' 0" x 11' 11" (3.66m x 3.64m) Ceiling light point, double glazed window to the front, radiator, storage cupboard, mirrored fitted wardrobes, double glazed window to the front, door to the en-suite.

**En-suite:** 6' 11" x 6' 7" (2.10m x 2.01m) Downlights, double glazed window to the front, wall mounted vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, shower cubicle, tiled floor with splashback to the walls.

**Bedroom 2:** 11' 11" x 8' 2" (3.64m x 2.48m) Radiator, ceiling light point, double glazed window to the front.

**Bedroom 3:** 10' 8" x 8' 3" (3.25m x 2.52m) Radiator, ceiling light point, double glazed window overlooking the rear garden.

**Bedroom 4:** 12' 10" x 7' 9" (3.90m x 2.35m) Loft access with pull down ladder and boarded, ceiling light point, radiator, double glazed window overlooking the rear garden.

**Bathroom:** 8' 6" x 6' 10" (2.59m x 2.09m) Downlights, radiator, double glazed window to the rear, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and shower above, tiled floor with splashback to the walls.

**Garage:** 17' 1" x 7' 9" (5.20m x 2.37m) Up and over garage door, ceiling light point.

**Externally:** To the front of the property there is a lawned garden with a driveway for two cars leading to an integral single garage. The rear garden has had no expense spared and has been landscaped to the highest quality. The garden is ideal for entertaining with non slip porcelain tiles and a lawned garden with flower beds to the sides.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

**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

**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

