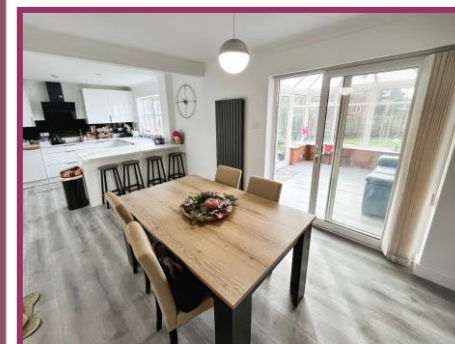




COPPERFIELDS, LOSTOCK, BL6 4HZ



- Four bedroom detached family home
- Freehold
- Solar panels
- Family bathroom and en-suite
- Detached double garage
- Modern open plan kitchen
- Utility and conservatory
- Close to amenities and commuter routes



Offers Over £480,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Situated upon a quiet cul-de-sac within the ever popular area of Lostock is this well presented detached family home. The property is ideally located close to many local amenities, schools and commuter routes with Lostock train station and the M61 motorway network just a short distance away. Internally the property is well presented throughout and comprises an entrance hallway, cloakroom/wc, lounge, modern fitted kitchen, dining room, utility room and conservatory to the ground floor with four bedrooms, the master with en-suite and family bathroom to the first floor. The property further benefits from being FREEHOLD and also having solar panels. Externally there is a large block paved driveway for multiple vehicles leading to a detached double garage at the front. The rear of the property has a flagged patio area with a lawned garden and borders. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

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

Cloakroom/wc: 5' 1" x 3' 3" (1.56m x 1.00m) Wall mounted vertical ladder radiator, wc, vanity unit with inset sink, tiled floor and walls, ceiling light point, porthole style single glazed window to the front.

Lounge: 16' 4" into bay x 12' 4" (4.97m x 3.77m) Wall lamps, radiator, ceiling light point, laminate effect flooring, double glazed bay window to the front.

Kitchen: 15' 7" x 12' 3" (4.76m x 3.74m) Downlights, radiator, double glazed window to the rear overlooking the garden, range of fitted wall and base units with complimentary quartz worktops with integrated sink with mixer tap and drainer, breakfast bar, extractor fan, induction hob, double electric oven, dishwasher, larder fridge and larder freezer, laminate effect flooring, under stairs storage and open into the dining area.

Utility: 9' 7" x 5' 7" (2.93m x 1.71m) Dual aspect double glazed windows to the front and the side, fitted wall and base units with stainless steel sink with mover tap and drainer, ceiling light point, space for the washing machine and dryer.

Dining area: 12' 6" x 9' 0" (3.81m x 2.74m) Laminate effect flooring, wall mounted vertical ladder radiator, ceiling light point, double doors leading to the lounge and a sliding patio door leading to the conservatory.

Conservatory: 10' 8" x 10' 1" (3.25m x 3.08m) Wall lamps, double glazed windows, ceiling light point, double glazed French doors leading to the patio, radiator.

Landing: Laminate effect flooring, ceiling light point, storage cupboard.

Bedroom 1: 12' 6" x 9' 7" (3.82m x 2.93m) Fitted wardrobes, radiator, ceiling light point, laminate effect flooring, double glazed windows to the front, door to the en-suite.

En-suite: 8' 4" x 5' 8" (2.54m x 1.73m) Ceiling light point, double glazed window to the front, three piece suite incorporating a wc, vanity unit with wash hand basin, walk in shower cubicle, wall mounted ladder radiator, tiled splashback to the walls.

Bedroom 2: 12' 7" x 9' 2" (3.83m x 2.80m) Radiator, double glazed window to the front, ceiling light point, radiator, laminate effect flooring, fitted wardrobes.

Bedroom 3 8' 8" x 8' 6" (2.64m x 2.60m) Loft access, double glazed window to the rear overlooking the garden, radiator, ceiling light point, laminate effect flooring.

Bedroom 4: 8' 5" x 7' 9" (2.56m x 2.36m) Double glazed window to the rear overlooking the garden, radiator, ceiling light point, laminate effect flooring.

Bathroom: 7' 7" x 5' 7" (2.30m x 1.69m) Double glazed window to the rear, three piece suite incorporating a vanity unit with wash hand basin, wc, panelled bath with mixer tap and shower above, tiled floor with splashback to the walls, ceiling light point, wall mounted vertical ladder radiator.

Externally: To the front of the property there is a large block paved driveway for multiple vehicles leading to a detached double garage at the front. The rear of the property has a flagged patio area with a lawned garden and borders.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.11 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band E annual charges of £2625

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

