

Independent Estate Agents  
**Cardwells** Est. 1982

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**FOXHUNTER CLOSE, LOSTOCK, BL6 4GR**



- Ideal home for a first time buyer
- Freehold
- Beautifully presented throughout
- Low maintenance gardens
- Two double bedrooms
- Modern bathroom and cloakroom
- Two allocated parking spaces
- Close to railway and motorway links



**£200,000**

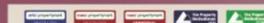
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



Sit within a quiet cul-de-sac position is this beautifully presented, FREEHOLD, modern terraced property located within close proximity to the Middlebrook Retail and Leisure Park and is also within walking distance of Horwich Parkway train station which directly serves: Bolton, Salford, Manchester, Preston and Blackpool. Also, within a short drive, is the M61 motorway network making this property ideal for the commuter. Internally the property is beautifully presented and comprises an entrance hallway, cloakroom/wc, lounge and kitchen/diner to the ground floor with two double bedrooms and a recently fitted three piece family bathroom to the first floor. Externally there are two allocated parking places with a flagged path leading to the door at the front. At the rear of the property there is a good sized flagged patio area which leads to the low maintenance artificial lawn with gated access to the side. The rear garden also has an outside tap, electrical points and a security light.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Ceiling light point, radiator, laminate effect flooring.

**Cloakroom w.c.:** 4' 8" x 2' 8" (1.41m x 0.82m) Downlight, radiator, double glazed window to the front, wc, pedestal sink

**Lounge:** 15' 0" x 9' 4" (4.58m x 2.85m) Ceiling light point, radiator, double glazed window to the front, understairs storage.

**Kitchen diner:** 12' 7" x 8' 2" (3.84m x 2.49m) Ceiling light points, double glazed window overlooking the rear garden, double glazed French doors leading to the patio, radiator, wall mounted boiler, range of fitted wall and base units with integrated extractor fan, gas hob, electric oven, space for a washing machine, dryer, fridge/freezer, one and a half stainless steel sink with mixer tap and drainer, tiled splashback to the kitchen walls with a wood panelled effect to the dining wall.

**Landing:** Ceiling light point, loft access.

**Bedroom 1:** 12' 8" x 8' 3" (3.86m x 2.52m) Ceiling light point, radiator, double glazed window overlooking the garden to the rear.

**Bedroom 2:** 12' 8" x 8' 5" (3.87m x 2.56m) Ceiling light point, double glazed windows to the front, radiator, storage cupboard.

**Bathroom:** 6' 3" x 5' 5" (1.90m x 1.66m) Fitted approximately six months ago and comprises a three piece suite incorporating a wc, vanity units with inset sink, panelled bath with mixer tap and shower above, wall mounted vertical ladder radiator, tiled walls, extractor fan.

**Outside:** To the front of the property there are two allocated parking places with a flagged path leading to the front door. At the rear of the property there is a good sized flagged patio area which leads to the low maintenance artificial lawn with gated access to the side. The rear garden also has an outside tap, electrical points and a security light.

**Parking:** Allocated parking

**Tenure:** Cardwells estate agents Bolton research shows the property is Freehold.

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

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a no risk flood 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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 Estate Agents Bolton 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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