



Energy Efficiency Rating		Current	Potential
Many energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	93
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

**WINTON GREEN, LOSTOCK, BOLTON
BL6 4JQ**



- Extended detached family home
- Beautiful mature gardens
- Stunning orangery
- Family bathroom and en-suite
- Modern fitted kitchen with utility
- Driveway and garage parking
- Solar panels
- Close to amenities and commuter



OFFERS OVER £450,000

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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.



Beautifully presented five bedroom detached family home, located within a quiet cul-de-sac in Lostock, Bolton. The property sits within a fantastic location with the Middlebrook Retail Park, Horwich Parkway train station and the M61 motorway network just a short drive away. The property also benefits from solar panels, these were fitted in 2023 and in 2024 the owners state that the panels saved them around £2,400 on their total energy bills. Additionally, there are many good schools in the area with beautiful country walks over the West Pennine Moors to Winter Hill and towards Rivington. Internally the accommodation is superb with oak doors leading into various rooms and a wonderful staircase with a glass side and inset lighting leading to the first floor. The ground floor accommodation comprises a cloakroom/wc, lounge, dining room, orangery, kitchen and utility with five good sized bedrooms, an en-suite to the master bedroom and a four piece family bathroom to the first floor. This beautiful home simply has to be viewed to be appreciated. 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 Downlights, radiator, laminate effect flooring, built-in storage cupboards.

Cloakroom / WC 4' 7" x 3' 2" (1.39m x 0.97m) Ceiling light point, extractor fan, vanity units with built in sink, WC, tiled floor with splash back to the walls, wall mounted vertical ladder radiator

Lounge 18' 10" x 13' 3" (5.43m x 4.03m) Wall lamps, composite wood flooring, radiator, real flame gas fire and surround, radiator, double glazed window to the front, double doors leading into the office.

Office: 12' 11" x 8' 10" (3.93m x 2.69m) Ceiling light point, radiator, laminate effect flooring, trifold doors leading into the Orangery.

Kitchen 10' 9" x 10' 6" (3.27m x 3.19m) Downlights, range of fitted wall and base units with complementary granite worktops with inset one and a half bowl sink with combined mixer and boiling water (insinkerator) tap and drain drainer incorporating and integrated extractor fan, electric hob, double electric oven, fridge freezer, dishwasher, tiled floors.

Utility 10' 1" x 7' 8" (3.07m x 2.33m) Downlights, storage cupboard, radiator, tiled floor, space for a washing machine, dryer, larger fridge. There is a door to the side passage and a door leading to a small boiler room housing a Vaillant pressurised system boiler.

Orangery 23' 7" x 10' 10" (7.20m x 3.30m) Downlights, skylights, double glazed windows to the side, radiator, real flame gas fire built within a media wall, tiled floor, sliding patio doors leading onto the garden.

Landing Downlights, storage cupboard.

Bedroom One 15' 0" x 11' 11" (4.56m x 3.63m) Ceiling light point, double glazed windows to the front, radiator, fitted wardrobes, walk in closet, door to ensuite.

En Suite 8' 0" x 4' 5" (2.44m x 1.35m) Downlights, double glazed window to the side, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset WC and sink, walk in shower cubicle, tiled floor and walls.

Bedroom 2 13' 4" x 12' 4" (4.06m x 3.77m) Ceiling light point, radiator, large double glazed window to the front.

Bedroom Three 12' 0" x 10' 11" (3.66m x 3.34m) Ceiling light point, double glazed window overlooking the garden to the rear, radiator.

Bedroom Four 9' 0" x 8' 8" (2.75m x 2.65m) Downlights, radiator, double glazed window overlooking the garden to the rear.

Bedroom 5 8' 11" x 7' 8" (2.71m x 2.33m) Downlights, radiator, double glazed window overlooking the garden to the rear.

Family Bathroom 13' 4" x 6' 4" (4.06m x 1.93m) Downlights, loft access with pulldown ladder with the loft being partly boarded, double glazed window to the side, four piece suite incorporating a vanity unit with inset sink, WC, corner bath, walk in shower cubicle, wall mounted vertical ladder radiator, tiled floor with splash back to the walls.

Garage 15' 0" x 7' 10" (4.57m x 2.40m) Ceiling light points, electric and gas meters, thermal insulation to the ceiling and walls. There is an inverter and 2x large high capacity batteries for the solar panels.

Externally To the front of the property there is beautiful Indian stone paving which provides parking for approximately three cars with an EV charger and outdoor sockets. The rear garden has a lovely patio area for entertaining and a lawned garden with raised flower beds and borders. Additionally there is a workshop/shed which is equipped with sockets and lighting, perfect for use as a hobby room.

Tenure Cardwells estate agents Bolton research shows the property is Leasehold with 999 years from 25th March 1970.

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

Flood Risk Information

Council Tax Cardwells estate agents Bolton research shows the property is band E annual charges of £2,761.60

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

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 or visiting: www.Cardwells.co.uk

Thinking of selling? 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 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.

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