

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		86
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



POCKET NOOK, LOSTOCK, BL6 4HP



- Beautiful three bedroom cottage
- Master suite with dressing room and en-suite
- Professional fitted kitchen with range cooker
- Oak and glass staircase, oak doors
- 2 parking spaces (£20 per annum)
- Spacious lounge and dining room
- Family bathroom, superb turn key presentation
- Large garden plus extra garden beyond



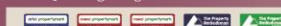
Offers Over £299,995

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A very attractive three bedroom 2 bathroom terraced cottage that has been thoughtfully modernised and upgraded so as to integrate cottage quirkiness with todays modern requirements and is presented to the highest standards in what can only be described as 'turn key' move in condition. Set back from Pocket Nook Road in what is basically a quiet courtyard setting. The property enjoys two private parking spaces and open fields with lovely views to the front and rear. Benefits includes gas combination central heating boiler (piped under floor heating to the ground floor) and uPVC double glazing. Briefly comprises porch, professional fitted kitchen opening through to the lounge with an upgraded oak and glass central staircase. Beyond this is the dining room with b-fold doors leading out to the large garden with an extra garden area beyond, housing a superb patio and two sheds, both with power and a lawned garden beyond that, this area is possessory title only) and is fully fenced off, has been used for many years by previous owners, but is not part of the Freehold title GM291854 (see copy attached). Please Note: Immediately behind the bi-fold doors is a footpath with the garden beyond. This is owned by this property, however the owners of No. 4 have access rights to use the path and is the only way they can access their property. Upstairs there is a landing, master suite with dressing room and en-suite shower room. Bedroom 2 and 3 are small doubles (or very large singles) and a family bathroom. Please would all interested parties watch the viewing video prior to making an appointment to view. Viewing is highly recommended to appreciate all that is on offer. Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. Directions: Go through Chew Moor and onto Pocket Nook Road, continue down to the end turning left at the bottom into Pocket Nook, park on the gravel forecourt next to the fence.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 3' 9" x 6' 1" (1.15m x 1.86m)

Kitchen: 9' 8" x 14' 10" (2.94m x 4.51m) upto the staircase Professionally fitted kitchen with a range of cabinets having an inlaid sink and solid wood worktops. A large double cabinet as a larder and integrated fridge freezer, inset range cooker and extractor hood, integrated dishwasher, plumbed for washer and space for a dryer. Baxi gas combination central heating boiler set in matching wall cabinet. Note: Ceramic tiled flooring with under floor heating via gas central heating boiler (piped) extends to the kitchen, dining room and lounge. The two freestanding units island divider are not included.

Stairs: A central staircase that has been upgraded/renewed with an oak and a glass staircase.

Lounge: 12' 11" x 14' 10" (3.94m x 4.51m) Feature fireplace with electric fire, opens through to the dining room.

Dining Room: 13' 4" x 9' 5" (4.06m x 2.86m) Bi-fold door open out to the garden.

Landing:

Bedroom One: 11' 11" x 9' 4" (3.63m x 2.85m) Fitted wardrobes.

Dressing Room: 8' 9" x 4' 11" (2.67m x 1.49m) Fitted wardrobes, access to bedroom one and en-suite.

En-suite: 5' 11" x 7' 1" (1.80m x 2.15m) Glass corner shower cubicle, wash hand basin and wc. Ceramic tiled walls.

Bedroom Two: 6' 9" x 9' 11" (2.06m x 3.03m) plus additional space approx 1.80m x 0.87m uPVC double glazed window plus a skylight.

Bedroom Three: 9' 5" x 8' 7" (2.87m x 2.61m) to the front of the wardrobes. uPVC double glazed window to front.

Bathroom: 6' 4" x 5' 11" (1.92m x 1.80m) Modern white suite, shaped bath with mixer shower above, wash hand basin and wc. Wall tiled in lovely ceramics.

Parking: The area to the front of the house with brick border belongs to the property. Parking spaces beyond that up to the fence are rented at £10 per space on an informal basis that we are told has been the case for 30 years or so.

Rear Garden: Comprises an adjacent footpath/paving over, which No. 4 has the right of access on the path only (not the garden). There is a paved patio and a large lawned garden. The matching pathway belongs to the cottage, the side of which (on left when viewed from the rear) is the border with next door, an open border which could be fenced, with their lawn to the side of that. At the top of the garden is a small gate, this leads to the bottom section which is as described in the opening paragraph, the set in timber sleepers marking the title boundary with the fenced lawn beyond that is possessory. There are two sheds/workshop with power and light. The gardens are ideal for keen gardeners but can be easily maintained.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2,015.

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

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