

Externally:

To the front of the property there is a block paved driveway leading to a double garage with up and over garage door. As the property is on a corner plot, the lawn stretches round the side of the property with a block paved path leading to a gate giving access to the rear garden. To the rear there are a couple of patio areas ensuring that the sun is found throughout the day, with a beautifully manicured garden with well stocked and mature borders surrounding the well-kept lawn.

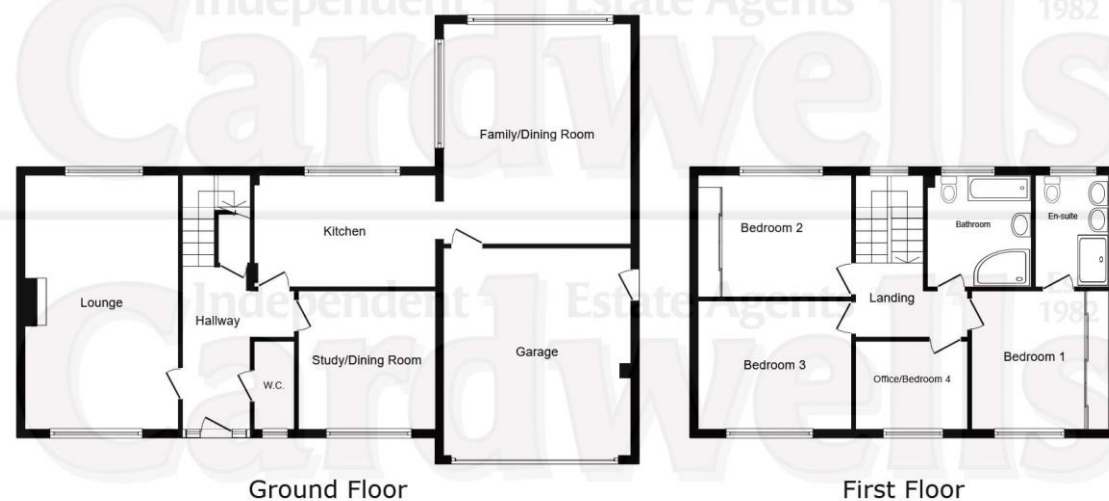


Independent Estate Agents **Cardwells** Est. 1982
www.cardwells.co.uk



**MALLOWDALE CLOSE – LOSTOCK – OFFERS IN THE REGION OF
£625,000**

Located within the prestigious area of Lostock is this superb extended family home. Lostock is sought after due to its proximity to local schooling including Lostock County Primary, Cleveland's Preparatory School and Bolton School. The area is also a commuters dream with Lostock train station and the M61 motorway network just a short distance away. Shopping is catered for via the Middlebrook Retail Park which is only a couple of miles away and if you're a sports person then Lostock Tennis Club, Markland Hill Racquets Club, Bolton Golf Club, Lostock Cricket Club and also Ladybridge FC are all close by. The property in question is a wonderful detached family home which has been extended to the rear whilst keeping its stunning gardens. Internally the accommodation comprises an entrance hallway, cloakroom/wc, lounge, dining room, family room and kitchen to the ground floor with four good sized bedrooms, the master having a four piece en-suite and a four piece family bathroom to the first floor. Externally to the front of the property there is a block paved driveway leading to a double garage with up and over garage door. As the property is on a corner plot, the lawn stretches round the side of the property with a block paved path leading to a gate giving access to the rear garden. To the rear there are a couple of patio areas ensuring that the sun is found throughout the day with a beautifully manicured garden with well stocked and mature borders surrounding the well kept lawn. 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



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway:

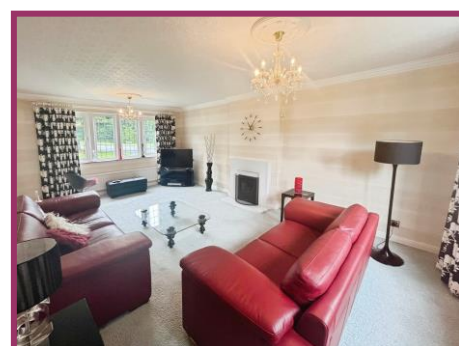
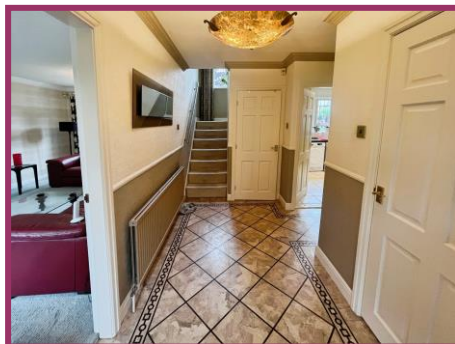
Coving to the ceiling, radiator, Amtico flooring, understairs storage, ceiling light point.

Cloakroom/wc: 7' 6" x 3' 0" (2.28m x 0.92m)

Double glazed window to the front, Amtico flooring, coving to the ceiling, wc, wash hand basin, ceiling light point.

Lounge: 21' 2" x 12' 7" (6.44m x 3.84m)

Coving to the ceiling, living flame gas fire and surround, radiators, dual aspect double glazed windows to the front and the rear, ceiling light points.



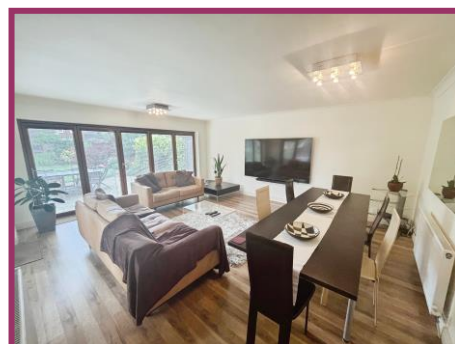
Dining Room: 11' 5" x 11' 4" (3.47m x 3.45m)

Double glazed window to the front, radiator, double glazed window to the front, ceiling light point.



Family Room: 18' 1" x 15' 3" (5.52m x 4.66m)

Coving to the ceiling, radiator, laminated effect flooring, bi-fold doors both to the rear and the side leading out onto the garden, ceiling light points.



Plot Size:

Cardwells Estate Agents Bolton research shows the plot size is approximately 0.18 acres.

Tenure:

Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 April 1975

Council Tax:

Cardwells estate agents Bolton research shows the property is band F annual charges of £3274

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.

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

Kitchen: 14' 6" x 9' 3" (4.42m x 2.82m)
Downlights, radiator, double glazed window overlooking the rear garden, range of fitted wall and base units with extractor fan, integrated gas hob, double electric oven, space for a washing machine, dryer, American fridge/freezer, one and a half bowl stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.



Landing:
Double glazed window overlooking the rear garden, loft access with pull down ladder, ceiling light point.

Bedroom One: 11' 5" x 11' 3" (3.47m x 3.44m)
Double glazed window to the front, radiator, fitted wardrobes, coving to the ceiling, door to the en-suite, ceiling light point.



En-suite: 9' 2" x 6' 0" (2.80m x 1.84m)
Coving to the ceiling, extractor fan, wall mounted vertical ladder radiator, four-piece suite incorporating a wc, his 'n' hers wash hand basins, walk in shower cubicle, tiled walls, ceiling light point.



Bedroom Two: 12' 8" x 10' 4" (3.85m x 3.14m)
Downlights, double glazed window to the front, radiator.



Bedroom Three: 12' 8" x 10' 5" (3.85m x 3.17m)
Ceiling light point, double glazed window overlooking the rear garden, radiator.



Bedroom Four: 9' 3" x 7' 3" (2.81m x 2.21m)
Ceiling light point, currently being used as a study, double glazed window to the front, radiator.



Bathroom: 9' 2" x 7' 10" (2.80m x 2.40m)
Downlights, double glazed window to the rear, extractor fan, wall mounted vertical ladder radiator, four-piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap, walk in shower cubicle, tiled floor and walls.



Garage: 17' 1" x 15' 9" (5.20m x 4.80m)
Double garage with up and over garage door, wall mounted boiler.