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ST. JOHNS ROAD, LOSTOCK, BL6 4HB



- No onward chain
- Village location of Chew Moor
- End terrace cottage
- Two good sized bedrooms
- Lounge and kitchen diner
- Low maintenance to front and rear
- Gas central heating and double glazing
- Superb location for commuters



Offers Over £160,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
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Cardwells
 Est. 1982

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.



Offered for sale with NO ONWARD CHAIN is this beautifully presented end terraced cottage located within the ever popular village location of Chew Moor, Lostock. Chew Moor has always been a popular residential area of Bolton given its proximity to many local amenities including the M61 motorway network, Lostock train station, well regarded schools and within a short drive of the Middlebrook Retail Park where there are many local shops and restaurants. Internally the property comprises a good sized lounge and kitchen/dining room to the ground floor with two good sized bedrooms and a bathroom to the first floor. Externally there is gated access to a low maintenance garden with a raised flowerbed at the front. The rear of the property is block paved with raised flower beds. There is right of way leading through the gardens at the rear which leads to a storage shed and also provides bin access. 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:

Lounge: 17' 3" x 12' 0" (5.27m x 3.65m) Wall lamps, radiator, double glazed window to the front

Kitchen diner: 15' 9" x 6' 11" (4.79m x 2.10m) Downlights, under stairs storage, double glazed windows to the rear, double glazed French doors to the rear, range of fitted wall and base unit units were extractor fan, integrated induction hob, electric oven, dishwasher, washing machine, undercounter fridge, undercounter freezer, Belfast sink with mixer tap, tiled splashback to the wall, laminate effect floor.

Landing: Ceiling light point, loft access, double glazed window to the side.

Bedroom 1: 15' 10" x 8' 6" (4.82m x 2.58m) Ceiling light point, dual aspect double glazed windows to the front and the side, radiator, fitted wardrobes and dresser.

Bedroom 2: 9' 11" x 9' 8" (3.02m x 2.95m) Ceiling light point, double glazed windows to the rear, radiator.

Bathroom: 7' 7" x 5' 7" (2.32m x 1.70m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, tiled splashback to the walls.

Outside: To the front of the property there is gated access to a low maintenance garden with a raised flowerbed. The rear of the property is block paved with raised flower beds. There is right of way leading through the gardens at the rear which leads to a storage shed and also provides bin access.

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

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 999 years from 24 June 1947

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual charges of £1763

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates 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 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 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

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

