



## 55 Pocket Nook Road

Lostock, BL6 4HW

**Offers in the region of £479,995**





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## Accommodation comprising

### Entrance Porch

Door leading to the porch, centre ceiling light, tiling to floor.

### Lounge

17'6 x 14'2 (5.33m x 4.32m)

Spacious Lounge with Beautiful Log Burning Stove, Solid Oak Floor, radiators, centre ceiling light, Two windows offering pleasant views of rolling fields.

### Reception Room Two/Sitting Room

13'11 x 9'3 (4.24m x 2.82m)

Built in media unit and bi-folding doors leading to the conservatory. Window to side elevation, radiator.

### Conservatory

10'4 x 9'10 (3.15m x 3.00m)

Large Conservatory with power and light.

### Dining Room

14'2 x 10'2 (4.32m x 3.10m)

Window to the front of the property allowing in plenty of natural light, radiator, centre ceiling light, stunning fireplace and surround, stained glass window.

### Home Office/Study

9'3 x 5'0 (2.82m x 1.52m)

Window offering pleasant views of rolling fields, radiator, centre ceiling light.

### Breakfast Kitchen

14'4 x 11'6 (4.37m x 3.51m)

Fitted with a range of wall and base units with complimentary solid oak worktops, built in oven and induction hob, integrated microwave, sink with mixer tap, under counter fridge and freezer and further space to site American style fridge freezer, radiator. Space to site table and chairs, window to side elevation. Stained glass feature window.

### Utility Room

7'6 x 4'10 (2.29m x 1.47m)

Plumbed and space for auto washer, tumble dryer, butler style sink with tap, tiling to floor. Door to rear elevation.

## Separate Wc

4'10 x 2'9 (1.47m x 0.84m)

Low Level Wc, light to ceiling, tiling to floor.

## First Floor Stairs/Landing

First Floor Stairs/Landing

Circular design window, carpet to floor. Doors leading off to all bedrooms and bathroom.

## Bedroom One with Dressing Room

11'7 x 9'5 (3.53m x 2.87m)

Fabulous master suite, entering into a generous sized dressing room comprises of built in wardrobes, drawers and dressing table, a window that overlooks the garden, radiator. Leading through the arch to the bedroom there are additional fitted wardrobes with stunning views over rolling fields.

As well as the master bedroom, bedrooms two, three and four also offer stunning views.

## Dressing Room

14'3 x 6'6 (4.34m x 1.98m)

Built in wardrobes, drawers and dressing table, a window that overlooks the garden, radiator.

## En-Suite Bathroom

9'3 x 5'10 (2.82m x 1.78m)

Striking en-suite which includes jacuzzi bath with a shower above, beautifully tiled, low-level Wc, vanity wash basin with storage below, radiator, window to front elevation.

## Bedroom Two

9'10 x 9'6 (3.00m x 2.90m)

Stunning views and spacious bedroom with space to site bedroom furniture as desired, window to front elevation, radiator, centre ceiling light.

## Bedroom Three

11'2 x 10'3 (3.40m x 3.12m)

Stunning views and spacious bedroom with space to site bedroom furniture as desired, window to front elevation, radiator, centre ceiling light.

Tel: 01942 817090

### Bedroom Four

10'0 x 9'5 (3.05m x 2.87m)

Stunning views and spacious bedroom with space to site bedroom furniture as desired, window to rear elevation, radiator, centre ceiling light.

### Family Shower Room

6'11 x 6'0 (2.11m x 1.83m)

Tiled/glazed shower cubicle with tiled elevations and floor, low level Wc, wash basin and chrome heated towel radiator.

### External

Just off the kitchen/utility is a door leading to a flagged patio and backing onto open fields.

To the front of the property is a generous enclosed garden including a large flagged patio area and pond. A large tarmac driveway leads to the open car port, a large shed sits at the back of the carport. Plans have been agreed to erect a double storey side extension.

The property benefits from solar panels and the vendor has recently had internal wall insulation making the property even more energy efficient

### Driveway Carport

The driveway is large allowing off road parking for upto five/six vehicles.

### Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

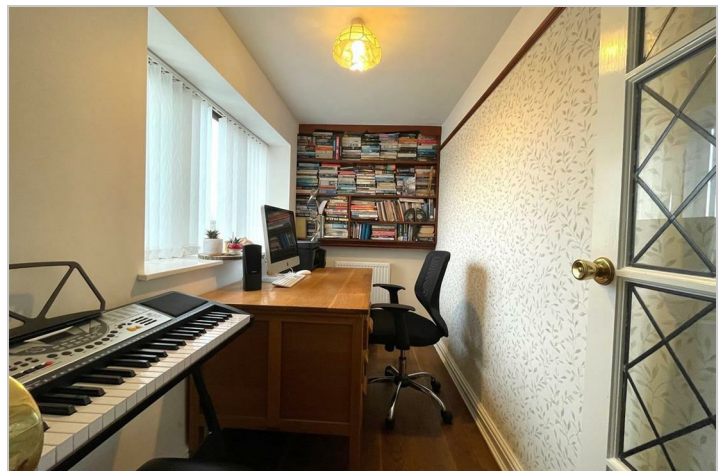
### Council Tax Band

We understand the property is in council tax band D this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.





Road Map



Hybrid Map



Terrain Map



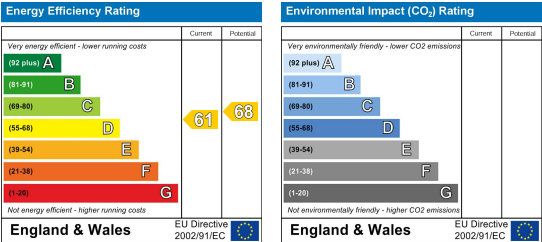
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.