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A three-story terraced house with a central brick section and white-painted side sections. The central section has a yellow door and two windows. The white sections have grey-framed windows. A red car is parked in front of the house.

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- A bright, modern kitchen with light wood cabinets, a black countertop, and a stainless steel range hood. A round white table with four white chairs is set in the foreground. A wooden shelf with various items is mounted on the wall.



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Situated in the ever popular and highly regarded area of Lostock, this charming pavement fronted mid terrace property offers an excellent opportunity for first time buyers and downsizers, seeking a home in one of Bolton's most sought after residential locations. Lostock remains a firm favourite with families and professionals alike thanks to its outstanding range of nearby amenities. Excellent educational facilities are within easy reach, including Lostock County Primary School, Cleveland's Preparatory School, and the renowned Bolton School. For commuters, the property is ideally positioned close to Lostock Railway Station, providing convenient rail links, while the M61 motorway network is just a short drive away, offering excellent access throughout the North West. Shopping and leisure facilities are well catered for at Middlebrook Retail Park, where you'll find a wide selection of retail outlets, restaurants, and entertainment venues. Sporting enthusiasts are also spoilt for choice, with Lostock Tennis Club, Markland Hill Racquets Club, Bolton Golf Club, Lostock Cricket Club, and Ladybridge FC all located nearby. The accommodation briefly comprises a welcoming lounge and a spacious kitchen/dining room to the ground floor, creating an ideal space for everyday living and entertaining. In addition, there is a useful lean-to area which offers excellent potential to be utilised as a utility space or for additional storage. To the first floor are two well proportioned bedrooms along with a modern three piece shower room. Externally, the property benefits from an enclosed rear yard. A particularly noteworthy feature is the separate garden located beyond the yard, a rare advantage and one enjoyed by only a select few properties along the terrace, providing valuable outdoor space for relaxing, gardening, or entertaining. Offered with an attractive combination of character, practicality, and a highly desirable location, this property presents an exciting opportunity to secure a home within one of Bolton's most established and convenient residential areas. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Door leading into the lounge.

Lounge: 14' 8" x 12' 5" (4.47m x 3.79m) Ceiling light point, wall lamps, radiator, double glazed window to the front, feature fireplace and surround.

Kitchen: 11' 7" x 11' 1" (3.54m x 3.38m) Ceiling light point, double glazed window to the rear, radiator, stairs to the first floor, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, electric hob, electric oven, space for a fridge/freezer, door leading to an enclosed lean to which could be utilised as an utility room.

Landing: Ceiling light point.

Bedroom 1: 14' 8" x 13' 7" (4.48m x 4.15m) Ceiling light point, double glazed window to the front, radiator, picture rail, loft access.

Bedroom 2: 11' 4" x 6' 7" (3.46m x 2.00m) Ceiling light point, double glazed window overlooking the garden to the rear, radiator, storage cupboard housing the central heating boiler.

Shower Room: 7' 3" x 4' 4" (2.21m x 1.32m) Ceiling light point, extractor fan, three piece suite incorporating a wc, vanity unit with inset sink, shower cubicle, wall mounted vertical ladder radiator, double glazed window to the rear, tiled walls.

Externally: The front of the property is pavement fronted. To the rear of the property there is an enclosed yard with outside tap and gate which leads over the rear road to a 75ft garden at the rear.

Viewings: Please contact 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. 990 years from 1 October 1932

Council tax: Cardwells estate agensts Bolton research indicates the property is band B annual £1866

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.

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

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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

