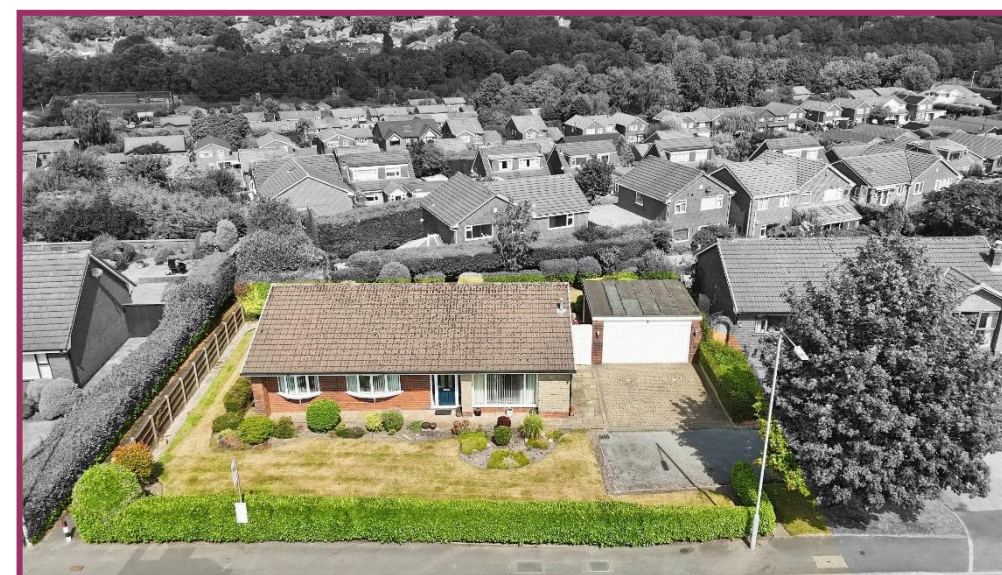




JUNCTION ROAD WEST, LOSTOCK, BL6 4EQ



- Detached bungalow in prestigious Lostock
- Stunning views over Rumworth Lodge
- Three double bedrooms
- Family bathroom and separate wc
- Driveway and detached double garage
- Mature gardens to three sides
- Convenient for Middlebrook Retail
- Superb commuter routes via the M61 & Lostock Train Station



£475,000

BOLTON

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

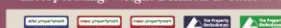
BURY

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
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Occupying an enviable position within Lostock, one of Bolton's most prestigious and sought-after residential locations, this superb three double bedroom detached bungalow enjoys truly breathtaking views across Rumworth Lodge Reservoir, rolling countryside and beyond, creating a wonderful setting that is rarely available to the market. Offering well proportioned accommodation throughout, this fantastic home combines spacious single level living with immense future potential. The standout feature is undoubtedly the impressive lounge, where a stunning floor-to-ceiling picture window perfectly frames the panoramic water and countryside outlook, allowing natural light to flood the room, whilst creating a spectacular focal point. To the rear, the mature gardens enjoy distant views towards the iconic Winter Hill, further enhancing the property's unique appeal. The accommodation briefly comprises an entrance vestibule leading into a large reception hallway with useful storage cupboard, spacious lounge and dining area, fitted kitchen/diner, three generous double bedrooms, family bathroom and separate cloaks room. Externally, the property occupies a generous plot with mature gardens extending to three sides, predominantly laid to lawn with established planting, together with a paved patio area, ideal for outdoor entertaining and enjoying the exceptional surroundings. A detached double garage with electric up and over door, alongside a block-paved driveway with inset lighting, provides ample parking for multiple vehicles and visiting family and guests. Further benefits include gas central heating and double glazing throughout. The property also presents an exciting opportunity for purchasers seeking to create their forever home, with excellent potential to extend and further enhance the accommodation, subject to the relevant planning permissions and building regulations. Lostock continues to be regarded as one of the finest residential areas in Bolton, offering the perfect balance between countryside living and modern-day convenience. The property is exceptionally well placed for Lostock Railway Station, providing direct rail links to Manchester, whilst excellent transport connections are available via the nearby M61 motorway network, ideal for commuters. A wide range of amenities can be found at the nearby Middlebrook Retail & Leisure Park, offering an extensive selection of shops, restaurants, supermarkets, cinema and leisure facilities. The area is also renowned for its sporting and recreational facilities, with both Lostock Tennis Club and Bolton Tennis Club located nearby, along with numerous walking routes, golf courses and countryside pursuits. Properties occupying such a spectacular position, with uninterrupted reservoir views, generous gardens and significant potential for future enhancement. Early viewing is strongly recommended to fully appreciate the setting, accommodation and lifestyle opportunity on offer. 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:

Entrance hallway: Wall lamps, downlights, coving to the ceiling, loft access with pull down ladder and is part boarded, storage cupboard.

Lounge/dining room: 27' 6" x 13' 10" (8.37m x 4.21m) Wall lamps, coving to the ceiling, double glazed windows to the front, rear and side, living flame gas fire and surround.

Kitchen: 11' 10" x 10' 11" (3.61m x 3.33m) Downlights, coving to the ceiling, double glazed window to the rear, door to the rear, radiator, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, gas hob, electric oven, space for a fridge/freezer, washing machine, dryer, wall mounted boiler, tiled splashback to the walls.

Bedroom 1: 14' 0" x 11' 11" (4.27m x 3.64m) Ceiling light point, coving to the ceiling, radiator, double glazed window to the front with views over Rumworth Lodge and fields, fitted wardrobes and dressing table.

Bedroom 2: 13' 0" x 11' 0" (3.96m x 3.35m) Ceiling light point, coving to the ceiling, double glazed window overlooking the rear garden, fitted wardrobes and drawers, radiator.

Bedroom 3: 11' 11" x 9' 1" (3.63m x 2.76m) Ceiling light point, coving to the ceiling, radiator, bay window to the front with views over Rumworth Lodge and fields.

Wc: 6' 1" x 2' 11" (1.85m x 0.90m) Ceiling light point, double glazed window to the side, wc, pedestal sink.

Bathroom: 10' 10" x 6' 10" (3.31m x 2.08m) Downlights, double glazed window to the rear, three piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, wall mounted vertical ladder radiator.

Externally: The front of the property has a well presented lawned garden with mature flower beds which flows down to the side of the property. Also to the front there is ample driveway parking leading to a detached double garage. To the rear of the property there is ramped access leading to a flagged patio area which gives access via a door to the detached garage. There are also steps leading down to the well kept and manicured lawn with mature borders and bedding plants surrounding.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.16 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 £3466.

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.

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

