

Council tax:

Cardwells estate agents Bolton research indicates the property is band E £2933 per annum

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.

Disclaimer:

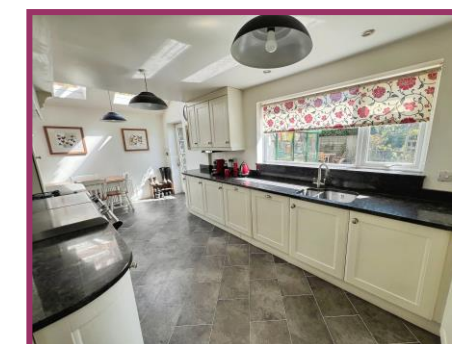
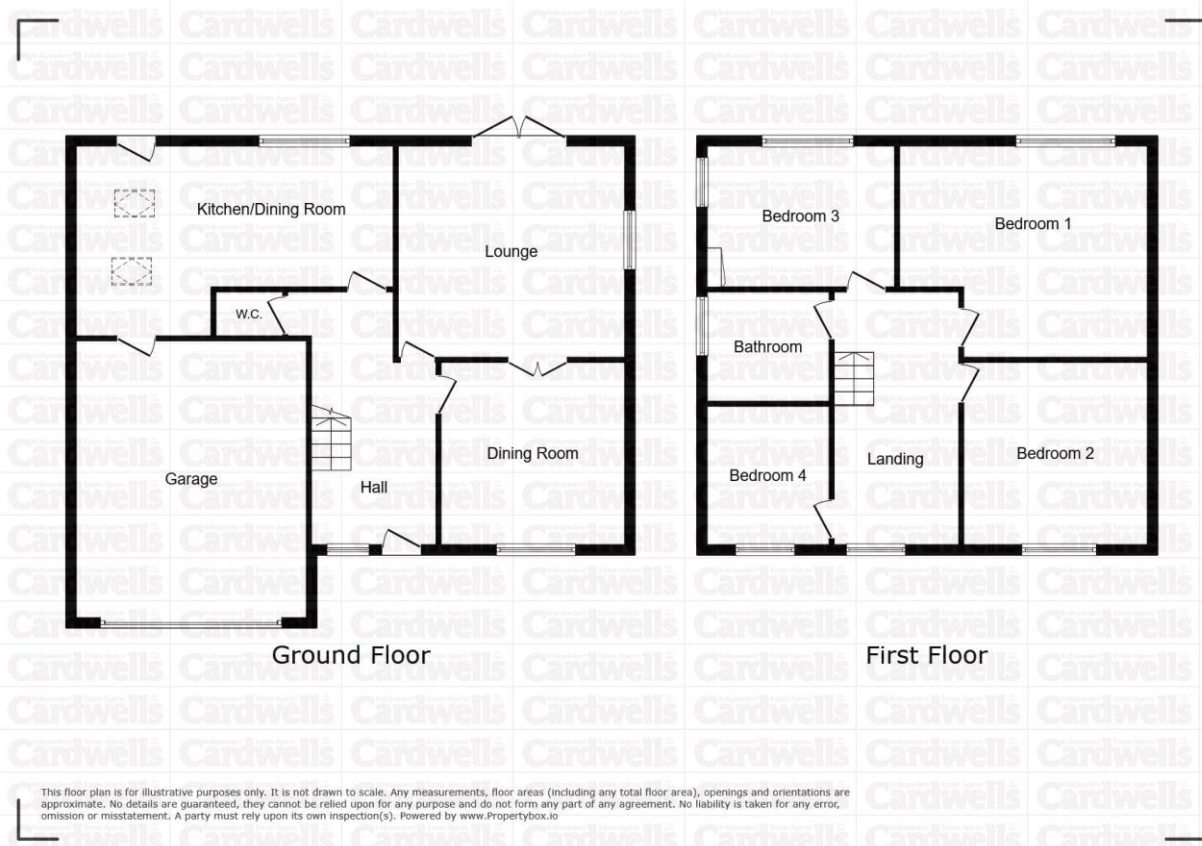
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CRANBORNE CLOSE – LOSTOCK – £425,000

Cardwells are pleased to offer for sale this lovely extended, four bedroom detached family home, tucked away in a quiet cul-de-sac on, in a very popular development. The area is well served with good schools and local amenities and transport links. Middlebrook retail park, Links Parkway train station and the motorway network are all within an easy reach.

The accommodation is very spacious, with two reception rooms, an impressive bespoke fitted kitchen breakfast room and a cloaks room/WC. There are delightful landscaped gardens to the front and rear with an array of mature trees and plants. A driveway provides ample off-street parking and leads to a double integral garage. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises; Reception hall, cloaks WC room, dining room, lounge with a feature fireplace and an extended bespoke fitted kitchen breakfast room. upstairs there are four good sized bedrooms and a family bathroom with a modern white suite. Outside, there are mature gardens to the front and rear, along with a driveway which leads to a double integral garage.



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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed window and door.

Reception hall:
Radiator, coving to the ceiling, spindled staircase leading to the landing.

Cloaks wc room:
Close coupled WC, wash basin in set to a vanity unit, radiator, tiled splashbacks, extractor fan

Dining room: 11' 10" x 11' 10" (3.60m x 3.60m)
uPVC double glazed window, front aspect, radiator below, coving to the ceiling, twin doors lead to



Living room: 15' 0" x 14' 0" (4.57m x 4.26m)
uPVC double glazed French doors, rear garden aspect, feature Sandstone fireplace incorporating a multi fuel burning stove, radiator, fitted bookshelves, coving to the ceiling.



Outside:

To the front there is an open plan laid to lawn garden with feature tree displays. A double width paved driveway provides ample off street parking and leads to a double integral garage with a roller shutter door. Gates give access along both side elevation to the rear garden. To the rear the garden is well stocked and mature with fruit trees, raised borders, two paved patios and paved pathways. Directly behind the property, there is a greenhouse.



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. 999 years from 25 March 1971

Kitchen breakfast room: 21' 0" x 13' 5" (6.40m x 4.09m)
 uPVC double glazed window and door, garden aspect, three double glazed Velux skylight windows, modern bespoke fitted wall and base units with granite work surfaces, space for a range cooker, concealed extractor hood above, inset Neff gas burner hob, sink unit with mixer tap, integrated dishwasher, integrated fridge, radiator, recess display lighting beneath the wall units, Karndean flooring, fitted shelving and plate racks, inset spotlights to the ceiling, uPVC double glazed door rear garden aspect, integral door leading to the garage.



Galleried landing:
 uPVC double glazed window, front aspect, coving, access to the loft, doors lead to



Bedroom 1: 16' 5" x 14' 0" (5.00m x 4.26m)
 uPVC double glazed window, rear garden aspect, radiator below, coving to the ceiling. There is ample room to add an en suite



Bedroom 2: 12' 2" x 12' 1" (3.71m x 3.68m)
 uPVC double glazed window, front aspect, radiator below.



Bedroom 3: 12' 5" x 9' 4" (3.78m x 2.84m)

uPVC double glazed window, rear aspect, radiator below, fitted wardrobe with overhead storage cupboards, matching dressing table unit and fitted shelving.



Bedroom 4: 8' 6" x 8' 2" (2.59m x 2.49m)

uPVC double glazed window front aspect, radiator below.



Bathroom: 7' 3" x 8' 1" (2.21m x 2.46m)

uPVC frosted double glazed window side aspect, contemporary white suite comprising, tiled enclosed bath with mixer tap, shower cubicle, wash basin with mixer tap inset to a vanity unit, incorporating a close coupled WC, part tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

