



JUNCTION ROAD WEST, LOSTOCK, BL6 4EQ



- Extended 1930's detached family home
- Four generous double bedrooms
- Three spacious reception rooms
- Large four piece family bathroom
- Double garage and large driveway
- Beautifully maintained front and rear gardens
- Utility room and cloakroom/wc
- Close to many amenities and commuter routes



Offers in the Region Of £530,000

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



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.



Situated within the highly regarded and sought after area of Lostock, this impressive extended 1930's detached residence offers substantial and versatile family accommodation, beautifully complemented by generous gardens, a double garage and extensive parking. Combining character features with practical modern family living, this superb home provides an exceptional opportunity for those seeking space, convenience and an enviable lifestyle setting. The accommodation begins with a welcoming porch leading into the entrance hallway, which in turn gives access to a convenient cloakroom/WC. To the front of the property is an elegant lounge featuring a characteristic bay window, while a separate dining room with front facing aspect provides an ideal space for formal entertaining and family gatherings. To the rear, a spacious sitting room enjoys views over the garden and benefits from double doors opening directly onto the outdoor space, creating a seamless connection between indoor and outdoor living. The well appointed kitchen is fitted with quality carpentry, granite work surfaces and a range of integrated appliances, whilst a separate utility room provides additional practicality for busy family life. To the first floor, the property continues to impress with four genuine double bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a particularly generous four piece family bathroom incorporating both a bath and separate shower. Externally, the property occupies an attractive plot with a substantial block paved driveway providing ample off road parking and turning space, leading to a double garage. The well maintained front and rear gardens are predominantly laid to lawn with established flower beds and borders, creating a wonderful environment for families and gardening enthusiasts alike. There is also dedicated space for a greenhouse and further opportunities to enjoy the outdoor setting. Lostock remains one of Bolton's most desirable residential locations, particularly popular with families due to its excellent educational provision. Nearby schools include Lostock Primary School, the highly respected Clevelands Preparatory School and the renowned Bolton School. Commuters are exceptionally well served with Lostock Railway Station providing regular services into Manchester and beyond, whilst Junction 6 of the M61 motorway is only a short drive away, offering excellent access throughout the North West. A wide selection of shopping, leisure and dining facilities can be found at the nearby Middlebrook Retail & Leisure Park, home to major retailers, supermarkets, restaurants, a cinema. Sporting and recreational amenities are equally impressive, with Lostock Tennis Club, Markland Hill Racquets Club, Bolton Golf Club, Lostock Cricket Club and Ladybridge FC all located within easy reach. The area also benefits from nearby countryside walks, open green spaces and excellent local amenities, making it a truly outstanding place to live. For further benefits 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:

Porch: 6' 10" x 6' 2" (2.09m x 1.89m) Wall lamps, coving to the ceiling, double glazed windows to the front and the side.

Entrance hall: Ceiling light point, coving to the ceiling, radiator, stairs to the first floor and under stairs storage cupboard.

Cloakroom wc: 4' 7" x 3' 1" (1.39m x 0.94m) Downlights, wc, wash hand basin, extractor fan, tiled floor with splashback to the walls, radiator.

Lounge: 11' 11" x 11' 11" (3.63m x 3.62m) Ceiling light point, coving to the ceiling, downlights, double glazed bay window to the front, radiator.

Sitting room: 17' 11" x 11' 6" (5.47m x 3.50m) Wall lamps, coving to the ceiling electric flame effect fire and surround, double glazed windows to the rear and sides with double glazed French doors leading to the patio.

Dining room: 16' 4" x 8' 5" (4.98m x 2.56m) Downlights, wall lamps, coving to the ceiling, double glazed window to the front.

Kitchen: 16' 6" x 8' 4" (5.04m x 2.55m) Ceiling light point, downlights, coving to the ceiling, double glazed windows to the rear overlooking the garden, door to the rear, wall mounted vertical radiator, range of fitted wall and base units with complimentary granite worktops, integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, five ring gas hob, three electric ovens, microwave, warming drawer, laminate flooring, plinth electric heater.

Utility: 8' 5" x 5' 5" (2.56m x 1.64m) Ceiling light point, coving to the ceiling, double glazed window to the side, wall mounted Worcester boiler, stainless steel sink with mixer tap and drainer, space for a washing machine, larder fridge and freezer, tiled floor with splashback to the walls.

Landing: Ceiling light points, coving to the ceiling, fitted storage cupboards, radiator, loft access, double glazed window with leaded lights to the side.

Bedroom 1: 11' 10" x 11' 9" (3.61m x 3.59m) Ceiling light point, spotlights, coving to a ceiling, mirrored fitted wardrobes, radiator, double glazed bay window with leaded lights and views overlooking fields and Rumworth Lodge.

En suite: 6' 10" x 4' 3" (2.09m x 1.29m) Downlights, extractor fan, three-piece suite incorporating a WC, pedestal sink, walk in shower cubicle, wall mounted vertical ladder radiator, tiled floor with splashback to the walls.

Bedroom 2: 17' 6" x 8' 5" (5.34m x 2.57m) Ceiling light point, coving to a ceiling, dual aspect double glazed windows to aside and to the front overlooking Rumworth Lodge, radiator.

Bedroom 3: 11' 11" x 10' 2" (3.64m x 3.10m) Ceiling light point, coving to ceiling, radiator, double glazed window overlooking the garden and with views towards Winter Hill.

Bedroom 4: 12' 8" x 8' 5" (3.87m x 2.57m) Ceiling light point, coving into the ceiling, radiator, dual aspect double glazed windows to the rear and to the side.

Bathroom: 9' 2" x 9' 0" (2.79m x 2.74m) Downlights, coving to the ceiling, double glazed window to the rear, four incorporating a WC, pedestal sink, panel bath with mixer tap, walking shower cubicle, tiled floor with splashback to the walls, wall mounted vertical ladder radiator.

Outside: To the front of the property there is gated access to a block paved driveway with space for multiple vehicles leading to the double garage at the side of the property. Well manicured gardens to both the front and the rear surrounded by beautiful flowerbeds and borders.

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 1 November 1937

Council tax: Cardwells estate agents Bolton research indicates the property is band F £3466

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

