











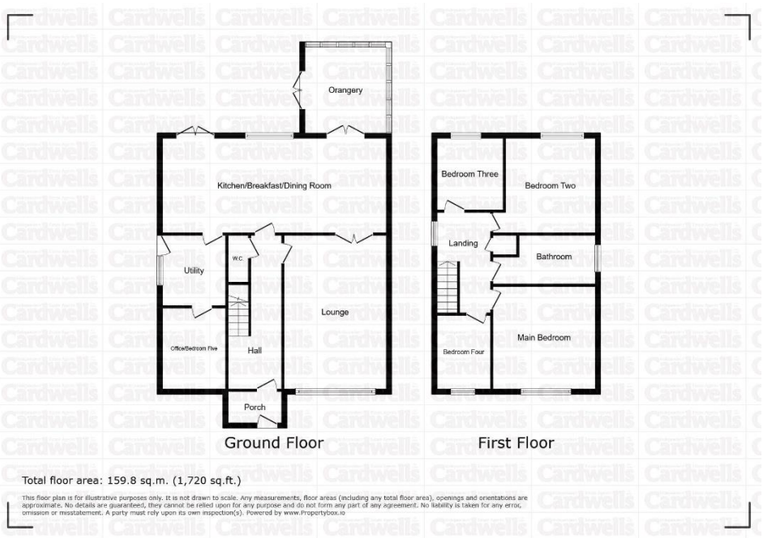

Independent Estate Agents Cardwells Est. 1982

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www.cardwells.co.uk

PURBECK DRIVE, LOSTOCK, BL6 4JF



- Stunning family home
- Sought-after Lostock location
- Flexible 4/5 bedroom layout
- Superb open-plan kitchen and dining room and orangery
- Ground floor bedroom/home office
- Modern ground floor shower room
- Close to Middlebrook retail park & train station
- Contemporary family bathroom







Offers in the Region Of £525,000

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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Situated within a highly regarded residential location in Lostock, this impressive detached family home offers spacious and versatile accommodation extending to four/five bedrooms, making it ideal for growing families and those seeking flexible living space. The property is well presented throughout and features a stunning open-plan contemporary kitchen dining room, creating the perfect hub for modern family life and entertaining. Complementing the ground floor accommodation is an orangey and useful fifth bedroom or home office together with a modern shower room, offering excellent flexibility for multi-generational living or home working. To the first floor are four well-proportioned bedrooms served by a stylish contemporary family bathroom, providing comfortable and practical accommodation for the whole family. Externally, the home enjoys generous-sized gardens, offering plenty of outdoor space for relaxation and recreation. A substantial driveway to the front provides off-street parking for approximately four vehicles. Located close to excellent local amenities, highly regarded schools, transport links and beautiful countryside walks, this fantastic home combines space, style and convenience in equal measure. Early viewing is strongly recommended to fully appreciate all that this superb detached property has to offer. Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door and window.

Entrance vestibule: Wooden flooring, door leading to

Reception hall: Wooden flooring, radiator, staircase to the landing, coving to the ceiling.

Guest wc: 7' 0" x 5' 6" (2.13m x 1.68m) Close coupled WC, wash basin with mixer tap, vanity unit below, tiled splashbacks, wooden flooring, extractor fan.

Living room: 13' 1" x 19' 8" (3.98m x 5.99m) uPVC double glazed window front aspect, radiator below, feature Media wall with lighting, an electric fire and shelving. Twin opening doors lead to,

Kitchen breakfast room: 28' 8" x 12' 10" (8.73m x 3.91m) uPVC double glazed window and French doors, rear garden aspect, range of contemporary wall base units with complimentary work surfaces and splashbacks, sink unit with mixer tap, induction hob, built-in double oven, breakfast bar, space for American style fridge freezer, tiled floor with under floor heating, integrated dishwasher, radiator, inset spotlights to the ceiling, integrated office cupboard.

Shower room/utility: 9' 0" x 8' 10" (2.74m x 2.69m) uPVC frosted double glazed window side aspect with a matching window aside, shower cubicle, wash basin, towel rail splashbacks, radiator, fitted storage cupboards, space for a washing machine, inset spotlights, access to loft/storage space.

Office/bedroom: 11' 8" x 7' 3" (3.55m x 2.21m) uPVC double glazed window front aspect, radiator, fitted storage cupboard.

Orangery: 11' 0" x 10' 5" (3.35m x 3.17m) The orangery is of brick base construction, with uPVC double glazed windows and French doors leading out onto the garden, tiled floor, feature woodburning stove, tiled floor with under floor heating.

Landing: uPVC double glazed window side aspect, access to the loft, doors lead to

Master bedroom: 13' 3" x 12' 7" (4.04m x 3.83m) uPVC double glazed window front aspect, radiator below, fitted wardrobes.

Bedroom 2: 13' 3" x 12' 1" (4.04m x 3.68m) uPVC double glazed window rear aspect, radiator below, fitted wardrobes.

Bedroom 3: 8' 7" x 9' 2" (2.61m x 2.79m) uPVC double glazed window rear aspect, radiator, fitted wardrobes incorporating a desk.

Bedroom 4: 6' 5" x 9' 5" (1.95m x 2.87m) uPVC double glazed window front aspect, radiator below.

Bathroom: 13' 3" x 6' 1" (4.04m x 1.85m) uPVC opaque double glazed window side aspect, contemporary white suite comprising, free standing bath with mixer tap/ shower attachment, 'his and hers' sink units with mixer taps inset to a vanity unit, close coupled WC, tiled cubicle, tiling to the floors and the walls, heated towel rail, inset spotlights, extractor fan.

Outside: Front - There is a substantial block paved driveway which could provide parking for around four cars. A gate gives access along the side elevation to the rear garden. Rear garden - There is a generous sized laid to lawn area, with two paved patios, one of which is canopied via a pergola.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents research indicates the property is leasehold, 999 years from 25 March 1970

Council tax: Cardwells estate agents Bolton research indicates the property is band E annual cost of £2933

Plot size: Cardwells estate agents Bolton research indicates the property is 0.12 acre approximately

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.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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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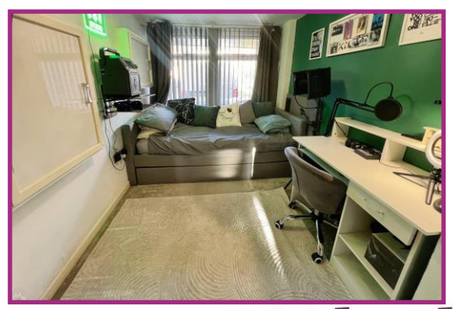

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