



NEW TEMPEST ROAD – LOSTOCK OFFERS IN THE REGION OF

Offered for sale with no onward chain, this substantial detached family home occupies an enviable position within the highly regarded Lostock/Horwich area and enjoys attractive open farmland views to the front. Originally constructed as a bungalow and subsequently extended by the current owner, the property now provides exceptionally spacious and versatile accommodation ideally suited to growing families, multi-generational living, or those seeking flexible ground-floor bedroom arrangements. The property is conveniently situated close to a wide range of local amenities, nearby Blackrod village offers everyday shopping facilities, cafés, restaurants, medical services and convenience stores, while Horwich town centre and the popular Middlebrook Retail & Leisure Park provide an extensive range of supermarkets, retail outlets, restaurants, cinema and leisure facilities. Residents can also enjoy the surrounding countryside, local parks and numerous walking routes which make the area particularly popular with families and outdoor enthusiasts. For commuters, the location is exceptionally well connected. Blackrod Railway Station is within easy reach and provides regular Northern Rail services towards Manchester, Bolton, Preston and Blackpool, making travel throughout the North West straightforward. The area is also served by a number of local bus routes, connecting Blackrod with Horwich, Bolton, Wigan and neighbouring communities. The property further benefits from excellent road access to the M61 motorway, providing convenient links to Manchester, Preston, Chorley and beyond. The generously proportioned accommodation briefly comprises: entrance hall, lounge, separate dining room, conservatory, fitted kitchen, utility room, ground floor bedroom with en-suite facilities, and a further ground floor bedroom / reception room. To the first floor is an impressive principal bedroom suite with en-suite shower room and substantial storage area, together with a further double bedroom and house bathroom. Externally, the property enjoys a large carriage driveway providing ample off-road parking, with twin gates leading to an attached garage and additional storage area. The attractive setting and open outlook to the front further enhance the appeal of this unique home. Rarely do properties offering such spacious and adaptable accommodation become available in this sought-after location. Early viewing is strongly recommended to fully appreciate the size, flexibility and potential on offer. A virtual viewing video is available in the first instance, with in-person viewings arranged through Cardwells Estate Agents Bolton on 01204 381281, by email at bolton@cardwells.co.uk, or online at www.cardwells.co.uk

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

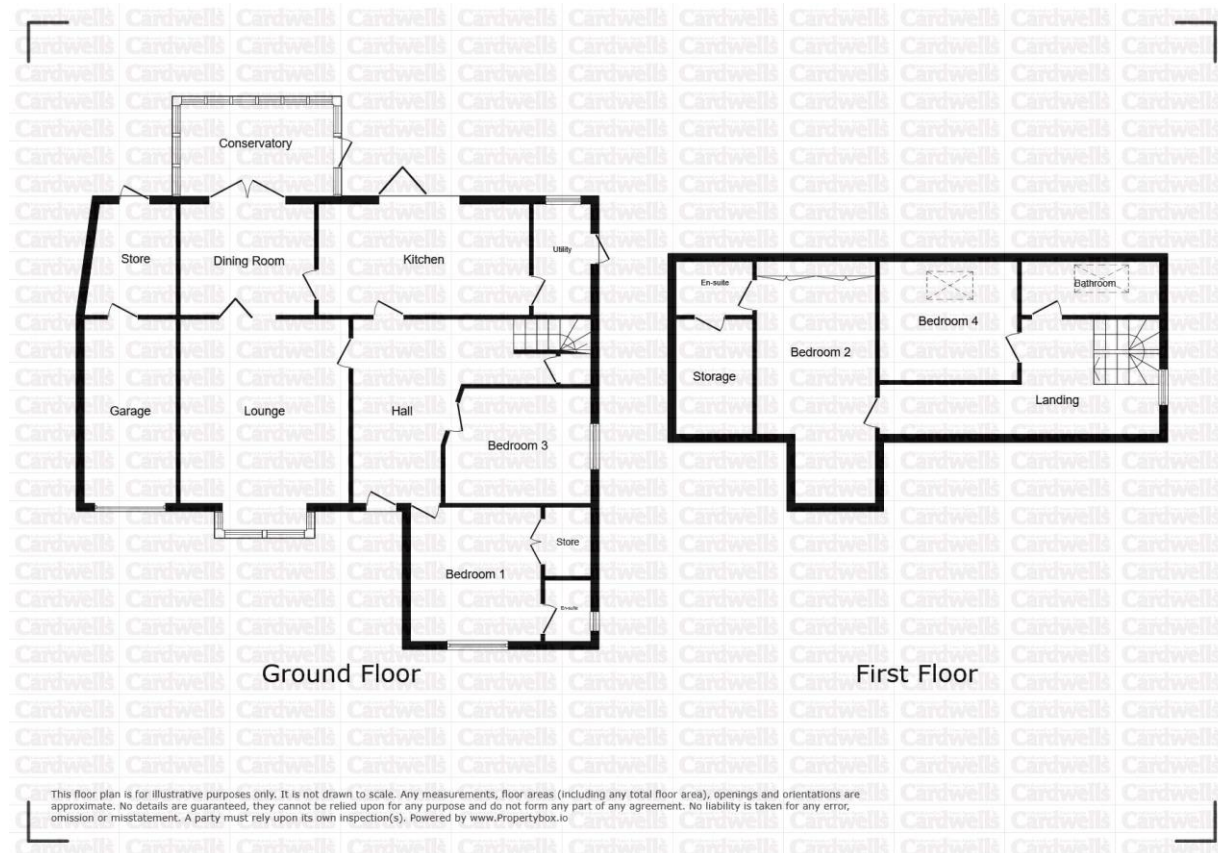
T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow: WDC Estates



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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 20' 7" x 16' 5" (6.27m x 5.0m)

Double glazed door to the front elevation leading it into the spacious reception hall. Stairs lead off to the gallery landing. Under stairs store. Recessed spotlights. Radiator.



Lounge: 15' 9" x 14' 5" (4.8m x 4.4m)

Double glazed box bay window to the front elevation. Radiator. Living flame gas fire in wood and marble effect surround. Bi-folding doors leading into the dining room.



Kitchen: 18' 1" x 9' 6" (5.5m x 2.9m)

Double glazed bi-fold doors to the rear elevation. Range of base units with contrasting wooden work surfaces and matching wall mounted cabinets. Inset "Bosch" appliances include: five burner gas hob with electric double oven and extractor fan. Integrated fridge and freezer. Central island with 1 1/2 bowl sink and drainer. Wood flooring. Recess spotlights. Radiator. Door through to:



Utility Room: 9' 6" x 5' 3" (2.9m x 1.6m)

Double glazed door to the side elevation with double glazed window to the rear. Base units with wood surfaces to match the kitchen. Inset sink and drainer. Plumbed for washing machine. Space for American style fridge freezer. Wood flooring.

Plot Size:

Cardwells Estate Agents Bolton research shows the plot size is approximately 0.09 acres.

Tenure:

Cardwells Estate Agents Bolton research shows the property is Freehold.

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. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting:

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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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

Disclaimer:

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Dining Room: 11' 6" x 9' 6" (3.5m x 2.9m)

Double glazed doors to the rear elevation leading through to conservatory. Radiator. Recessed spotlights.

Conservatory: 13' 1" x 7' 10" (4.0m x 2.4m)

Double glazed windows to 3 elevations with double glazed door to the side allowing access onto the deck patio area. Wooden floor. Radiator.



Ground floor bedroom: 11' 6" x 11' 2" (3.5m x 3.4m)

Double glazed window to the front elevation. Fitted wardrobes. Radiator. Recessed spotlights.

En-suite shower room: 5' 3" x 3' 11" (1.6m x 1.2m)

Double glazed window to the side elevation. Three-piece suite comprising oversized walk-in shower, vanity sink unit with storage and dual flush WC. Tiled elevations. Tiled floor. Chrome heated towel rail.



Bedroom three: 12' 6" x 8' 10" (3.8m x 2.7m)

Double glazed window to the side elevation. Recessed spotlights. Radiator.

First floor landing: 23' 11" x 9' 10" (7.3m x 3.0m)

Stairs lead off the hall to the galleried first floor landing. Double glazed window to the side elevation. Radiator. Eaves storage. Recessed spotlights.



Master bedroom: 20' 4" x 11' 6" (6.2m x 3.5m)

Double glazed window to the front elevation enjoying pleasant farmland views. Recess spotlights. Fitted wardrobes. Radiator.



En suite: 8' 6" x 5' 3" (2.6m x 1.6m)

Skylight window. Three-piece suite comprising corner shower, floating wash hand basin and WC. Tiled floor. Part tiled elevations. Chrome heated towel rail. Door through to large storage room with potential for dressing room.



Bedroom four: 11' 10" x 10' 2" (3.6m x 3.1m)

Double glazed skylight window. Built-in wardrobes. Radiator.



Externally:

The front of the property enjoys sizable block paved driveway with ample parking for multiple vehicles and having the added advantage of twin wrought iron gates access. The rear of the property enjoys a wooden decked patio leading down to flagged area stone flagged area. Fence enclosed.

