

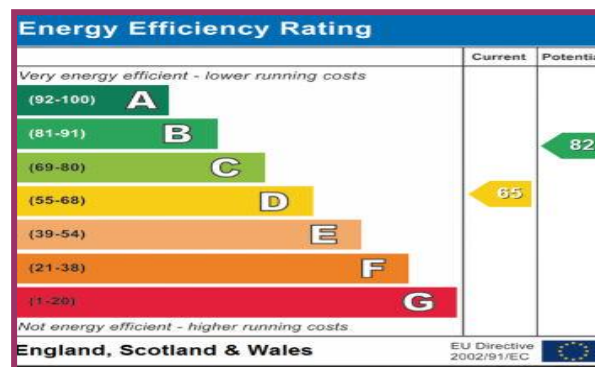
Total area:
Cardwells estate agents Bolton research indicates the property is 1496 sq ft

Tenure:
Cardwells estate agents Bolton research indicates the property is Freehold.

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

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:
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



SILVER BIRCH CLOSE – LOSTOCK – OFFERS IN THE REGION OF £500,000

Positioned within the highly sought-after Silver Birch Close in Lostock, this beautifully presented and generously proportioned home offers a rare opportunity to acquire a premium residence in an exclusive, family-friendly cul-de-sac. Combining elegant interiors with superb connectivity and lifestyle amenities, this property is perfectly suited for modern family living. Lostock is sought after due to its proximity to local schooling including Clevelands Preparatory School and Bolton School. The area is also a commuter's dream with Lostock train station, Horwich Parkway train station and the M61 motorway network which will take towards either Manchester or Preston. Shopping is catered for via the Middlebrook Retail Park which is only a couple of miles away and if you're a sports person then Lostock Tennis Club, Markland Hill Racquets Club and Bolton Golf Club are all close by.

This wonderful FREEHOLD home is perfect for a family and has accommodation set over three floors. The ground floor comprises a welcoming entrance hallway, cloakroom/wc, lounge and recently fitted integrated kitchen/diner to the ground floor, four bedrooms, the master with en-suite and family bathroom to the first floor with the fifth bedroom located on the second floor. Externally there is driveway parking leading to the integrated garage and a lawned garden with mature borders to the front. The rear of the property has a large flagged patio area, perfect for sitting out and barbecuing with steps up to a beautifully maintained rear garden which is split into two sections. The first section is a lawned garden with mature flower beds and borders with the other section accessed via an archway to a vegetable garden again with mature flower beds and borders. The property enjoys an open field aspect to the rear.

For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway:

Ceiling light point, radiator, wooden flooring, door to the garage, stairs to the first floor.



Cloakroom w.c: 5' 5" x 2' 11" (1.65m x 0.90m)
Ceiling light point, extractor fan, radiator, vanity unit with inset sink, wc, tiled floor with splashback to the walls.



Lounge: 15' 8" x 10' 3" (4.77m x 3.12m)
Ceiling light point, dual aspect double glazed windows to the front and the side, plantation shutters to the windows, radiator, wooden flooring.



Kitchen diner: 26' 1" x 9' 11" (7.94m x 3.03m)
Downlights, ceiling light point, wall mounted anthracite radiator, range of fitted wall and base units with complimentary worktops incorporating an extractor fan, one and a half bowl sink with mixer tap and drainer, integrated extractor fan, induction hob, double electric oven, microwave, dishwasher, fridge/freezer, washing machine, door to the rear, double glazed window overlooking the garden and double glazed French doors leading onto the patio area.



First floor landing:
Ceiling light points, storage cupboards, radiator.

Bedroom 1: 13' 7" x 10' 4" (4.13m x 3.15m)
Ceiling light point, laminate effect flooring, radiator, double glazed window with plantation shutters, door to the en-suite.



En suite: 6' 6" x 4' 1" (1.97m x 1.25m)
Ceiling light point, extractor fan, double glazed frosted windows, wall mounted vertical ladder radiator, three-piece suite incorporating a wc, vanity unit with inset sink, walk in shower cubicle, tiled floor and part tiled walls.



Bedroom 2: 10' 2" x 8' 2" (3.10m x 2.48m)
Ceiling light point, double glazed window with plantation shutters, radiator, laminate flooring.



Bedroom 3: 8' 8" x 8' 2" (2.65m x 2.48m)
Ceiling light point, double glazed window overlooking the rear garden, radiator, laminate flooring.



Bedroom 4: 10' 4" x 5' 6" (3.16m x 1.68m)

Currently being used as an office, ceiling light point, radiator, laminate flooring, double glazed window overlooking the garden.



Family bathroom: 7' 0" x 5' 6" (2.14m x 1.67m)
Ceiling light point, extractor fan, double glazed frosted window to the rear, radiator, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with mixer tap and shower above, tiled floor and walls.



Second floor landing:

Ceiling light point, radiator, storage to the eaves, double glazed window to the side.

Bedroom 5: 15' 10" x 9' 11" (4.82m x 3.02m)

Ceiling light point, double glazed window to the front and double glazed skylight to the rear, radiator, laminate flooring, currently used as lounge area.



Garage: 16' 6" x 7' 9" (5.03m x 2.36m)

Ceiling light point, up and over garage door, space for a dryer.

Outside:

To the front of the property there is driveway parking leading to the integrated garage and a lawned garden with mature borders. The rear of the property has a large flagged patio area, perfect for sitting out and barbecuing with steps up to a beautifully maintained rear garden which is split into two sections. The first section is a lawned garden with mature flower beds and borders with the other section accessed via an archway to a vegetable garden again with mature flower beds and borders.