



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		



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STONEBRIDGE CLOSE, LOSTOCK, BL6 4RA



- Beautiful semi detached true bungalow
- Garage with electric vehicle door
- Gated driveway for additional parking
- Granite kitchen with appliances
- Stylish white shower room
- Conservatory with insulated roof
- Beautiful gardens to the front and rear
- Gas combi CH, UPVCDG, alarm



Offers in Excess of £260,000

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 11 Institute St, Bolton, BL1 1PZ
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 E: bolton@cardwells.co.uk

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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.

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A superbly appointed two bedroom true bungalow, set in a quiet cul-de-sac location within leafy Lostock, just a short walk away from the train station which directly serves: Manchester, Salford, Bolton, Horwich. Locally there is easy access to the M61 motorway, there is beautiful countryside nearby, golf and other sporting clubs and superb restaurants. The property is very well presented throughout and hopefully ready to move straight into. Accommodation briefly comprises entrance hallway, superb professionally fitted kitchen, generous living room, stylish three piece shower room suite, fitted master bedroom, second bedroom (used as a dining room currently) and a generous conservatory accessed via both bedroom one and two. The conservatory benefits from a lightweight roof and insulated ceiling, meaning it is useful all year round. Externally there is a garage with an electric vehicle access door which is served by a gated driveway providing additional off-road parking. There is a beautiful garden to the front and easy maintenance garden to the rear, perhaps ideal for entertaining. The bungalow benefits from UPVC double glazing, main gas combination central heating boiler (with warranty) and a security alarm system for peace of mind. Extras such as blinds, lights fittings and even the conservatory furniture is included in the sale. Viewing is highly recommended to appreciate all on offer, and in the first instance there is a walk through viewing video available to watch, and then 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area. The overall approximate floor area is around 527 ft.²/49 m².

Entrance Hallway: 8' 0" x 2' 11" (2.432m x 0.881m) Matching UPVC door and windows, ceramic floor tiling which flows into the kitchen, radiator.

Kitchen: 7' 11" x 8' 11" (2.410m x 2.706m) A beautiful professionally fitted kitchen with gloss white drawers, base and wall cabinets contrasted by the black sparkle, granite style worksurfaces, integrated oven and grill, Neff induction hob with extractor over, stainless steel single bowl sink and drainer with mixer tap over, side entrance double glazed door, UPVC window, radiator, wall mounted main gas combination central heating boiler which we understand comes with the remainder of the warranty.

Living Room: 17' 1" x 9' 8" (5.219m x 2.948m) A beautiful reception room with feature marble fireplace that extends into the display mantle, UPVC style window to the front, two radiators, quality carpeting.

Inner Hallway: 5' 6" x 2' 5" (1.688m x 0.731m) Built-in storage space, quality carpeting, loft access point via a drop-down ladder.

Shower Room: 7' 7" x 5' 1" (2.324m x 1.555m) A beautifully appointed and stylish three-piece shower room comprising dual flush WC, wash hand basin and a corner shower enclosure, fitted storage space to one wall, anthracite tall heated towel rail, complementary wall and floor tiling, illuminated large wall mirror, UPVC window with fitted blinds, extractor, spotlighting.

Bedroom One: 12' 0" x 9' 8" (3.651m x 2.953m) A professionally fitted master bedroom offering a superb amount of furniture providing bedside drawers, bridging cabinets, matching headboard, wardrobes and additional wardrobe drawers and mirrored dressing space with bridging cabinets above, thick carpeting, radiator, sliding patio doors off to the conservatory.

Bedroom Two: 8' 10" x 7' 11" (2.691m x 2.418m) This room is currently used as the dining room with quality flooring, radiator, 2 UPVC windows to side and an internal UPVC double door into the conservatory.

Conservatory: 14' 1" x 9' 1" (4.301m x 2.774m) A beautiful conservatory which benefits from an insulated roof, UPVC double glazed windows, UPVC double doors, radiator, ceramic floor tiling.

Plot size: The overall approximate plot size is around 0.05 of an acre.

Garage: Electric up and over door with power and lighting. The driveway is served served by a gated driveway providing further off road car parking.

Garden: A beautifully presented rear garden with astroturfed section, flagged patio space, well stocked colourful flower beds, outside electric points to the front and the rear, outside tap. A very pretty front garden.

Energy performance certificate: The energy performance certificate (EPC) is valid until the 17th of August 2031 with a D rating.

Chain details: The property is sold with an onward chain, at the time of writing the details have not yet been confirmed.

Council Tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is E at an annual cost of around £2,625 per annum.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is sold with the Freehold interest and is not subject to collected ground rent.

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 01204381 281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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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