



LOSTOCK JUNCTION LANE, LOSTOCK, BL6 4JW



- Sought after location
- Modernisation required
- Potential development opportunity
- Accommodation over three floors
- Large family home
- Four bedrooms
- Close to Lostock train station
- Detached family home



Offers in Excess of £380,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Lostock has been long regarded as a much sought after area within Bolton given its proximity to many local amenities, transport routes and schools. This detached family home's frontage is to Lostock Junction Lane however the owners access the property via Sudbury Drive, which will take you to the rear of the property and we would therefore advise all viewers to do the same. The property is in need of refurbishment throughout, is offered for sale with no onward chain and sits within approximately 0.20 Acres. Internally there is spacious accommodation throughout which is set over three floors. To the basement floor there is a large double garage, workshop, utility room and an office with a lounge, dining room, kitchen, breakfast room and shower room to the ground floor plus four bedrooms, family bathroom and en-suite to the first floor. Externally the property sits within approximately 0.20 acres and has a large lawned garden to the rear of the property with a driveway for multiple vehicles leading to an integral double garage. The front of the property has flowerbeds and a path leading to Lostock Junction Lane. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Basement level:

Study: 12' 11" x 9' 10" (3.94m x 3.00m) Currently used as a bedroom with ceiling light point, radiator, double glazed window to the front.

Utility: 10' 1" x 7' 10" (3.08m x 2.38m) Ceiling light point, wall mounted boiler, double glazed window to the side, door to the side.

Garage: 18' 5" x 15' 5" (5.62m x 4.69m) Double garage with up and over garage door.

Workshop: 14' 5" x 10' 0" (4.40m x 3.04m)

Ground floor:

Hallway: Ceiling light point, radiator, storage cupboard, stairs leading to the first floor and stairs leading to the basement level.

Lounge: 17' 3" x 16' 8" (5.26m x 5.07m) Ceiling light point, radiators, double glazed wooden windows to the side and to the front with a door leading to the balcony.

Kitchen: 16' 5" x 8' 10" (5.01m x 2.69m) Ceiling light point, double glazed window to side, door to side, range of fitted wall and base units with extractor fan, integrated electric hob, double electric oven, microwave, space for an undercounter fridge, freezer, dishwasher, double bowl sink with mixer tap and drainer, tiled splashback to the walls, open into the breakfast room.

Breakfast room: 9' 4" x 6' 1" (2.84m x 1.86m) Ceiling light point, door glazed windows to the rear and side, radiator, door leading to the balcony.

Shower room: 8' 10" x 5' 11" (2.70m x 1.80m) Downlights, extractor fan, double glazed window to the front, vertical ladder radiator, three piece suite incorporating a WC, pedestal sink, walk-in shower cubicle, tiled floor with splashback to the walls.

Dining room: 15' 0" x 10' 11" (4.56m x 3.33m) Ceiling light point, radiator, double glazed window to the front and the side.

First floor landing: Ceiling light point, double glazed window to the side, storage cupboards, loft access.

Bedroom 1: 14' 0" x 13' 4" (4.27m x 4.07m) Ceiling light point, radiator, double glazed window to the side, fitted wardrobes.

Bedroom 2: 12' 0" x 11' 7" (3.67m x 3.54m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.

En suite: 8' 10" x 4' 9" (2.68m x 1.46m) Ceiling light point, three piece suite incorporating a WC, pedestal sink, panel bath with mix it up, heated towel rail, tiled walls.

Bedroom 3: 10' 11" x 8' 11" (3.33m x 2.73m) Ceiling light point, double glazed window to the side, radiator.

Bedroom 4: 10' 10" x 8' 8" (3.31m x 2.65m) Ceiling light point, radiator, double glazed window to the front and the side.

Bathroom: 8' 10" x 5' 10" (2.69m x 1.78m) Ceiling light point, double glazed window to the front, heated towel radiator, three piece suite and incorporating a WC, corner bath with mixer tap, fantasy unit within sink, tiled walls.

Outside: The property sits within approximately 0.20 acres and has a large lawned garden to the rear of the property with a driveway for multiple vehicles leading to an integral double garage. The front of the property has flowerbeds and a path leading to Lostock Junction Lane.

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

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 £3102

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