

**MERIDEN GROVE, LOSTOCK, BL6 4RQ**



- Modernised semi detached home
- No upward chain involved
- Leafy cul-de-sac position
- Ideal first time purchase
- Close to Lostock train station
- Outstanding local schools
- New combi boiler
- Driveway parking for two cars and additional space to the side



**£195,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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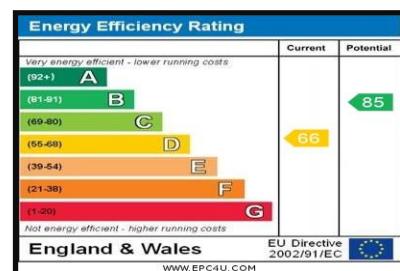
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**LETTINGS & MANAGEMENT**

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Offered for sale with NO ONWARD CHAIN is this wonderful semi detached home which has recently been modernised throughout. Our clients have also recently replaced the boiler, re-carpeted the lounge and decorated, making the property a superb home for someone looking for their first time buy or perhaps downsizing from a larger family home. The property sits within a leafy cul-de-sac and is ideally situated for outstanding local schools. Lostock is also a commuters dream with Lostock train station and the M61 motorway network a short distance away. 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, Lostock Cricket Club and also Ladybridge FC are all close by. The property is extremely well presented throughout and has a double glazed porch which leads into a bright and airy lounge, which gives access to a beautiful modern kitchen with double glazed French doors opening onto the rear garden from the ground floor. The first floor has two double bedrooms and a good sized three piece bathroom suite. Externally there is driveway parking for two cars with additional space to the side and a wonderful landscaped rear garden which has a patio area and well manicured lawn with flower beds and borders. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed entrance porch.

**Lounge:** 12' 9" x 12' 0" (3.88m x 3.65m) uPVC double glazed window to the front aspect, coving to the ceiling, radiator, staircase to the landing, new carpet.

**Kitchen:** 12' 1" x 11' 9" (3.68m x 3.58m) Howdens range of modern fitted wall and base units (2 years old) with complementary work surfaces, and splashback, stainless steel sink unit with mixer tap space for a fridge freezer and a washing machine, built-in oven, electric hob with a stainless steel extractor canopy above, tiled floor, built in under stairs storage cupboard with space for a tumble dryer, radiator, new combi boiler. Patio doors create a bright and airy feel which leads to a paved patio area.

**Landing:** Access to the loft, dado rail, doors lead to,

**Bedroom 1:** 12' 0" x 8' 4" (3.65m x 2.54m) uPVC double glazed window to the front aspect with views over Lostock, radiator below, fitted wardrobes.

**Bedroom 2:** 12' 0" x 8' 0" (3.65m x 2.44m) uPVC double glazed window rear garden aspect radiator below.

**Bathroom:** 5' 1" x 8' 6" (1.55m x 2.59m) uPVC frosted double glazed window side aspect, modern white suite comprising, enclosed bath with mixer tap and a separate shower above, wash basin with mixer tap, close coupled WC, tiled floor, tiling to the walls, heated towel rail.

**Outside:** There is a double width paved driveway, which leads along the side elevation

**Rear:** There is an enclosed landscaped garden. Directly behind the property, there is a paved patio and steps lead up to a tiered garden, with rock displays, plant and trees. At the top of the garden, there is a gravelled area and a wooden shed.

**Tenure:** Cardwells estate agents research indicates the property is Leasehold. 999 years from 1 November 1860, we understand the ground rent is £13 per annum.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B £1763 per annum

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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