



**POCKET NOOK ROAD, LOSTOCK, BL6 4HN**



- Lovely end of terraced cottage
- Feature open plan kitchen dining room
- No upward chain involved
- 2 bedrooms, contemporary shower room
- Sought after village location
- Good local amenities
- Quality modern interior
- Easy access to motorway & train station



**Offers in Excess of £184,950**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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**LETTINGS & MANAGEMENT**

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Offered for sale with 'no upward chain involved' this lovely end of terrace cottage, is tucked away in a quiet semi rural village location. The property has undergone significant modernisation in recent years, providing a quality contemporary interior. This would make an ideal first time home, or maybe as a buy to let investment. Chew Moor is a sought after village, in between Lostock and Westhoughton, close to good amenities including schools and transport links. Viewing is highly recommended to fully appreciate this lovely cottage, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises; Lounge open plan kitchen dining room. Upstairs there are two bedrooms and a shower room. Outside, to the front there is a private garden/courtyard. The rear can be accessed via a shared driveway/pathway. The property also benefits from uPVC double glazing and gas central heating. The ground floor is fully tiled with wood grain porcelain tiles.

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

uPVC double glazed front door

**Lounge:** 13' 5" x 8' 2" (4.09m x 2.49m) uPVC double glazed window front aspect, feature brick fireplace with a stone mantle with electric stove, tiled floor radiator, inset spotlights to the ceiling.

#### **Open plan kitchen diner:**

**Kitchen area:** 13' 4" x 8' 7" (4.06m x 2.61m) uPVC double glazed window rear aspect, tiled floor radiator, inset spotlights to the ceiling. Plumbed for dishwasher.

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**Dining area:** 7' 10" x 6' 2" (2.39m x 1.88m) uPVC double glazed window and door rear aspect, radiator, two double glazed Velux skylight windows, tiled floor, built-in utility cupboard with plumbing for washing machine and tumble dryer.

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

**Bedroom 1:** 13' 5" x 8' 1" (4.09m x 2.46m) uPVC double glazed window front aspect, radiator below.

**Bedroom 2:** 9' 0" x 7' 5" (2.74m x 2.26m) uPVC double glazed window rear aspect, radiator, built-in storage cupboard and wardrobe.

**Shower room:** 6' 4" x 3' 8" (1.93m x 1.12m) uPVC frosted double glazed window rear aspect, contemporary suite comprising, tiled shower cubicle, wash basin with mixer tap inset to vanity cupboard, close coupled WC, tiled floor, tiled splashback, extractor fan chrome plated towel rail.

**Outside:** To the front there is a concrete hardstanding garden/patio area. To the rear, there is a shared access driveway leading along the rear elevation.

**Viewings:** All viewings are by advance appointment with 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 B, annual charges of £1670

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area

**Conservation area:** Cardwells estate agents Bolton research shows 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 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

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