

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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			



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Independent Estate Agents
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 Est. 1982

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THE BARN HOLLINHURST DRIVE – LOSTOCK – £450,000

Located within the highly desirable area of Lostock is this stunning former barn, dating back to the 1800's, which was converted in the 1990's into a home. Our current clients have modernised throughout to create a simply stunning property which must be viewed to be appreciated. Lostock is sought after due to its proximity to local schooling including Lostock County Primary, Cleveland Preparatory School and Bolton School. The area is also a commuters dream with Lostock train station and the M61 motorway network just 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, Bolton Golf Club, Lostock Cricket Club and Ladybridge FC are all close by. Externally the property is accessed via a stunning communal cobbled courtyard, cared for by all the residents with well stocked flower beds and borders. Internally there is an entrance hallway, cloakroom/wc, dining room, spacious lounge with multi fuel wood burning stove and double doors leading to a large kitchen/breakfast room providing plenty of space for entertaining. To the first floor there is a three piece family bathroom, five bedrooms, three of which are double bedrooms with the main bedroom having a four piece en-suite. To the rear of the property there is gated access to driveway parking and the detached garage which has been converted into a gym. This stunning home needs to be viewed to be fully appreciated.

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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Incorporating: Wright Dickson & Catlow, WDC Estates

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall:

Ceiling light point, coving to the ceiling, radiator, Karndean flooring, under stairs storage, stairs leading to the first floor.



Cloakroom w.c: 6' 6" x 5' 1" (1.97m x 1.54m)

Ceiling light point, double glazed window to the front, wall mounted vertical radiator, vanity unit with inset wc and sink, tiled floor with splashback to the walls.



Dining room: 12' 10" x 8' 10" (3.92m x 2.70m)

Ceiling light point, double glazed windows with plantation blinds, Karndean flooring, radiator.

Lounge: 20' 10" x 15' 2" (6.34m x 4.63m)

Ceiling light point, coving to the ceiling, dual aspect double glazed windows with plantation blinds to the rear, radiator, multi fuel wood burning stove, Karndean flooring, double doors leading into the kitchen.



Kitchen: 21' 9" x 13' 10" (6.64m x 4.21m)

Downlights, loft access, multi fuel wood burning stove with stone fireplace, dual aspect double glazed windows to the front and the sides, stable door to the front, range of fitted wall and base units with extractor fan, integrated microwave, space for an electric oven, washing machine, dryer, dishwasher, one and a half sink with mixer tap and drainer, tiled flooring with splashback to the kitchen walls.



Bedroom 3: 13' 8" x 9' 7" (4.17m x 2.93m)

Downlights, double glazed window, laminate effect flooring, radiator, fitted wardrobes.



Bedroom 4: 9' 1" x 9' 1" (2.76m x 2.77m)

Ceiling light point, double glazed windows, radiator, fitted wardrobes.



Bedroom 5: 8' 11" x 7' 5" (2.72m x 2.27m)

Ceiling light point, double glazed window, radiator.



Viewings:

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

Tenure:

Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 1 May 1987

Council tax:

Cardwells estate agents Bolton research indicates the property is band G annual cost of £3778

Disclaimer:

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Landing:
Ceiling light point, spotlights, coving to the ceiling, loft access with pull down ladder.

Bedroom 1: 16' 0" x 13' 7" (4.87m x 4.13m)
Ceiling light point, dual aspect double glazed windows with plantation blinds, radiator, laminate effect flooring.



En suite: 19' 5" x 5' 5" (5.91m x 1.64m)
Downlights, double glazed windows, double glazed skylight, radiator, four-piece suite incorporating a vanity unit with inset sink, wc, bath with all mounted mixer, walk in shower cubicle, tiled splashback to the walls.



Family bathroom: 10' 5" x 5' 5" (3.17m x 1.64m)
Downlights, extractor fan, wc, vanity unit with inset sink, free standing bath, laminate effect flooring, wall mounted vertical ladder radiator.



Bedroom 2: 12' 8" x 12' 1" (3.87m x 3.68m)
Ceiling light point, double glazed windows, radiator.

