

HAVISHAM CLOSE, LOSTOCK, BL6 4EN



- Extended detached family home
- No onward chain
- Four good size bedrooms
- Bathroom, shower rm/wet rm & en suite
- Two reception rooms
- Kitchen and utility room
- Driveway and garage parking
- Front and rear gardens



Offers in Excess of £400,000

BOLTON

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LETTINGS & MANAGEMENT

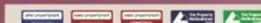
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the highly desirable area of Chew Moor, in Lostock, is this immaculately presented Freehold detached family home. Set within a quiet cul-de-sac, this wonderful property offers good sized accommodation throughout and is offered for sale with No Onward Chain. Lostock is sought after due to its proximity to local schooling including Lostock County Primary, Cleveland's 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. Internally the property comprises an entrance hallway, cloakroom/wc, lounge, dining room, kitchen and utility to the ground floor with four bedrooms, en-suite to bedroom one, family bathroom and four piece shower/wet room to the first floor. Externally there is a well kept lawn with a block paved driveway which leads to the integral garage at the front. The rear garden has two patio areas, one to the rear with inset pond and one as you step out from the patio doors. The lawn is very well maintained with well stocked mature borders and bedding plants. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, hard wood flooring, radiator, stairs leading to the first floor.

Cloakroom w.c.: 6' 1" x 3' 1" (1.85m x 0.93m) Ceiling light point, double glazed window to the front with plantation shutters, wall mounted vertical ladder radiator wc, vanity unit with inset sink.

Lounge: 14' 10" x 14' 1" (4.51m x 4.29m) Ceiling light points, wood burning stove with feature limestone surround, radiator, coving to the ceiling, double glazed bay window with window seats.

Dining room: 10' 2" x 10' 2" (3.11m x 3.09m) Ceiling light point, coving to the ceiling, radiator, double glazed sliding patio doors leading to the rear garden.

Kitchen: 10' 2" x 10' 1" (3.09m x 3.08m) Ceiling light point, double glazed window with views over the garden, radiator, understairs storage, range of fitted wall and base units with integrated extractor fan, gas hob, electric oven, dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

Utility room: 10' 2" x 4' 2" (3.09m x 1.28m) Ceiling light points, wall mounted Worcester boiler, door leading to the rear garden, fitted base units with stainless steel sink with mixer tap and drainer, tiled splashback to the walls, space for a washing machine and an American style fridge/freezer.

Landing: Downlights, storage cupboard, loft access with pull down ladder, part boarded.

Bedroom 1: 12' 10" x 10' 4" (3.90m x 3.15m) Ceiling light point, radiator, fitted wardrobes with inset lighting, double glazed window to the front.

En suite: 9' 3" x 3' 8" (2.82m x 1.13m) Downlights, extractor fan, double glazed window to the side, three piece suite incorporating a walk in shower cubicle, wc, vanity unit with inset sink, wall mounted vertical ladder radiator, tiled splashback to the walls.

Bedroom 2: 12' 6" x 7' 5" (3.82m x 2.27m) Ceiling light point, double glazed window to the front, radiator, loft access with pull down ladder, part boarded.

Bedroom 3: 9' 11" x 8' 5" (3.02m x 2.57m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Bedroom 4: 7' 7" x 6' 0" (2.30m x 1.82m) Downlights, radiator, double glazed window to the front, radiator, fitted wardrobes.

Bathroom: 8' 5" x 7' 2" (2.57m x 2.18m) Downlights, extractor fan, double glazed window to the rear, radiator, three piece suite incorporating a wc, bath with mixer tap, vanity unit with inset sink and wc, tiled floor with splashback to the walls.

Shower room: 8' 5" x 7' 5" (2.57m x 2.27m) Downlights, double glazed window to the rear, extractor fan, radiator, four piece suite incorporating a shower, bidet, vanity unit with inset sink and wc, tiled floor with splashback to the walls.

Garage: 19' 3" x 8' 5" (5.86m x 2.56m) Ceiling light point, electric up and over garage door

Garden: The front of the property has a well kept lawn with a block paved driveway which leads to the integral garage. The rear garden has two patio areas, one to the rear with inset pond and one as you step out from the patio doors. The lawn is very well maintained with well stocked mature borders and bedding plants.

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 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold

Council tax: Cardwells estate agents Bolton research indicates the property is band E annual cost of £2770

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