



ROCKWELL ROAD, LOSTOCK, BL6 4NT



- Detached family home
- NHBC still current
- Three good sized bedrooms
- Family bathroom and en-suite
- Cloakroom/wc
- Integrated kitchen/diner
- Landscaped rear garden
- Close to many amenities and



Offers in the Region Of £345,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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An immaculately presented three bedroom detached family home which has been significantly improved from the new build standards. Rockwell Road is conveniently located close to many amenities at the Middlebrook retail park and also ideal for the commuter with Horwich parkway train station and the M61 motorway network being just a short distance away. This wonderful family home is also ideal for those that want to explore Rivington, the West Pennine Moors and is also very well placed for many sporting facilities such as The Arena, Bolton Golf Club, Lostock tennis club and Horwich leisure centre to name a few. Internally the property comprises an entrance hallway, lounge, cloakroom/wc and kitchen/diner with integrated appliances to the ground floor and three good sized bedrooms, the master having an en-suite and family bathroom to the first floor. Externally there is a lawned garden with a driveway leading to the integral garage at the front. The rear of the property is a sun trap and has a wonderful flagged patio area which is partially covered and ideal for barbecuing. There is also a good sized lawn and path leading to a gate that leads to the front of the property. 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:

Entrance Hallway: Ceiling light point, laminate effect flooring.

Lounge: 13' 0" x 12' 0" (3.97m x 3.65m) Radiator, laminate effect flooring, double glazed window to the front, ceiling light point.

Cloakroom/wc: 6' 0" x 3' 6" (1.82m x 1.06m) Double glazed window to the side, wc, wash hand basin, radiator, tiled floor with splashback to the walls, ceiling light point.

Kitchen/diner: 20' 3" x 9' 11" (6.17m x 3.03m) Under stairs storage, double glazed window overlooking the garden, double glazed French doors leading into the patio, radiator, range of fitted wall and base units with extractor fan, integrated induction hob, electric oven, microwave, integrated fridge/freezer, washing machine, dishwasher, one and half bowl stainless steel sink with mixer tap and drainer, tiled flooring, ceiling light point.

Landing: Ceiling light point, loft access, radiator.

Bedroom 1: 14' 8" x 9' 11" (4.48m x 3.03m) Ceiling light point, double glazed window overlooking the rear garden, radiator, door leading to the en-suite.

En-suite: 9' 11" x 5' 3" (3.03m x 1.61m) Downlights, extractor fan, radiator, three piece suite incorporating a wc, wash hand basin, walk in shower cubicle, tiled floor with splashback to the walls, double glazed window to the rear.

Bedroom 2: 11' 6" x 10' 2" (3.50m x 3.10m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 3: 10' 4" x 6' 4" (3.15m x 1.94m) Radiator, double glazed window to the front, ceiling light point.

Bathroom: 6' 6" x 6' 3" (1.98m x 1.90m) Downlights, extractor fan, double glazed window to the side, wall mounted vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, panelled bath with mixer tap and shower above, tiled floor with splashback to the walls.

Externally: To the front of the property there is a lawned garden with a driveway leading to the integral garage. The rear of the property is a sun trap and has a wonderful flagged patio area which is partially covered and ideal for barbecuing. There is also a good sized lawn and path leading to a gate that leads to the front of the property.

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

Council tax: Cardwells estate agents Bolton research indicates the property is in band D annual charges of £2267

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

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.

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

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.

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