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CHORLEY NEW ROAD – LOSTOCK – OIRO £599,950

A deceptively spacious detached bungalow set within approximately 0.24 of an acre, in one of Bolton's most desirable locations, close to Bolton golf course, Middlebrook, excellent schools and transport links. The property would make an ideal project for someone wishing to improve, extend, or build a substantial family home in this prime location, subject to planning permission. The total internal area size (including the lower level rooms) is approximately 183 m².

Viewing is highly recommended through Cardwells Estate Agents Bolton (01204) 381281, bolton@cardwells.co.uk Accommodation briefly comprises; entrance porch, hallway, living room, open plan family kitchen room, two bedrooms and a bathroom with a modern suite. Lower floor, (basement) utility room, WC room and various storage rooms. Outside there are lovely mature gardens to the front and rear. A driveway provides ample off-road parking leading to a double garage. The property also benefits from uPVC double glazing and gas central heating.



BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed entrance porch, tiled floor
timber framed glazed door leading through to

Entrance hall:
uPVC double glazed entrance porch, laminate
floor timber framed glazed door leading through
to

Living room: 12' 0" x 16' 0" (3.65m x 4.87m)
uPVC double glazed bay window front aspect,
uPVC frosted double glazed Oriel style window,
side aspect, feature living flame gas fire, radiator, coving to ceiling.

Open plan family room kitchen: 12' 0" x 20' 3" (3.65m x 6.17m)

Kitchen: 9' 6" x 12' 0" (2.89m x 3.65m)
uPVC double glazed window and door to rear aspects, base and wall units with work
surfaces and flashbacks, recess display lighting, built in oven and grill, halogen hob
with a concealed extractor hood above, integrated dishwasher, inset 1 1/2 bowl single
drainer stainless steel sink unit with mixer tap, space for a fridge freezer.

Dining family area:
uPVC double glazed French doors rear garden aspect, feature brick fireplace, radiator,
coving to the ceiling.



Bedroom 1: 12' 0" x 16' 0" (3.65m x 4.87m)
uPVC double glazed bay window front aspect, radiator, picture rail.

Bedroom 2: 13' 9" x 12' 0" (4.19m x 3.65m)
uPVC double glazed window rear aspect, radiator below.



Bathroom:
uPVC frosted double glazed window side aspect, modern suite comprising tiled in close bath with mixer tap, wash basin with mixer tap inset to vanity units, shower cubicle, close coupled WC, tiling to the walls, heated towel rail, inset spotlights to ceiling, access to the loft space.



Outside:
Outside there are mature gardens which are around 0.25 acres are thereabouts. A tarmac driveway right ample parking leading to a double detached garage. There is a little lawn garden with mature tree plants and floral displays.



Lower ground floor:
uPVC door leading to

Utility/workshop:
uPVC double glazed window rear garden aspects, space for a washing machine space for a tumble dryer, wash basin.

Storeroom:

W.C room:
Close couple WC, wash basin with mixer tap. Further storeroom and various other rooms
A gate gives access to the rear garden where you will find a paved patio and steps lead down to a large garden which is mainly laid to lawn with mature trees and plant displays.

Tenure:
We are advised the property is Leasehold, 999 years from 24 June 1924

Council tax band:
Band E

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

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