



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	72	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epc4u.com			

**MIDDLEBROOK DRIVE, LOSTOCK, BL6 4RH**



- Semi detached house
- No upward chain involved
- 2 double bedrooms
- Sought after development
- Close to Lostock train station
- Good local amenities
- Some updating required
- Viewing advised



**£189,995**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A great opportunity to purchase this two bedroom semi detached house, with 'no upward chain involved' The property is situated on a very popular development, within close walking distance of Lostock train station. Lostock is well placed for good schools and amenities. It is fair to say that the property would ideally require some minor updating. Viewing is highly recommended through Cardwells estate agents, Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises Entrance vestibule, lounge and a kitchen breakfast room. Upstairs, there are two double bedrooms and a bathroom. Outside, there is an open plan garden with a driveway which provides ample off street parking. The garden is substantial in size and is mainly to lawn with mature trees. The property also benefits from UPVC double glazing and gas central heating.

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

**Vestibule:** UPVC double glazed front door leading to the vestibule with a door to:

**Lounge:** 18' 6" x 12' 1" (5.63m x 3.68m) UPVC double glazed window, front, aspect, radiator, built in under stairs, storage cupboard, staircase, leading to the landing.

**Kitchen Breakfast Room:** 12' 1" x 8' 0" (3.68m x 2.44m) 2 UPVC double glazed windows, and door rear aspect, fitted wall and base units with working surfaces, tiled splashback's, inset, single bowl, single drainer, stainless steel sink unit, space for a washing machine, space for a fridge, space for a cooker, radiator.

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

**Bedroom One:** 12' 0" x 12' 1" (3.65m x 3.68m) UPVC double glazed window front aspect, radiator below, built in wardrobe.

**Bedroom Two:** 12' 0" x 8' 0" (3.65m x 2.44m) UPVC double glazed window rear aspect, radiator below.

**Bathroom** 9' 3" x 5' 8" (2.82m x 1.73m) UPVC, frosted double glazed window, side, aspect, white, suite comprising, enclosed bath close couple, WC, wash basin, radiator, part tiling to the walls, built in storage cupboard.

**Outside** There is an open plan laid to lawn garden with plant beds, aside. A driveway provides ample, off-street parking which leads along the side elevation.

**Rear Garden** There is a paved patio, steps lead up to a sloping laid to lawn garden divided which is sectioned into two main parts with mature trees and plants.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band B with Bolton Council at an approximate cost of around £1,524 per annum.

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Thinking of selling or letting:** 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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