

101 Lostock Lane, Lostock, Bolton, BL6 4GG



£90,000

INVESTMENT OPPORTUNITY Apartment with striking views available with tenant. This one bedroom property is in a superb location and is situated close to all local amenities, shops and railway station. this apartment is on the forth floor and currently is rented on an AST at £550 PCM. Property benefits from double glazing electric heating and come with a parking space. Viewing by appointment only.

- Investment Opportunity
- Parking Space
- Fitted Kitchen
- One Bedroom Modern Apartment
- Double Glazing
- Close to Rail Link



INVESTMENT OPPORTUNITY

One bedroom apartment situated in a modern block with great views. Close to the Middlebrook shopping development and business park with easy access to Park Way railway station it really is in a great position.

This modern apartment comprises:- Entrance hall, storage cupboard, lounge/kitchen, bathroom, double bedroom, reserved parking space. benefiting from double glazing and electric heating. Currently tenanted at £550.PCM.

Viewing by appointment only.

Entrance Hall

Door to Lounge, built-in airing cupboard housing, hot water cylinder.

Lounge 12'10" x 9'9" (3.91m x 2.98m)

UPVC double glazed window to rear, open plan to:

Kitchen Area 9'5" x 6'0" (2.88m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, vinyl flooring.

Bedroom 1 12'11" x 10'8" (3.94m x 3.24m)

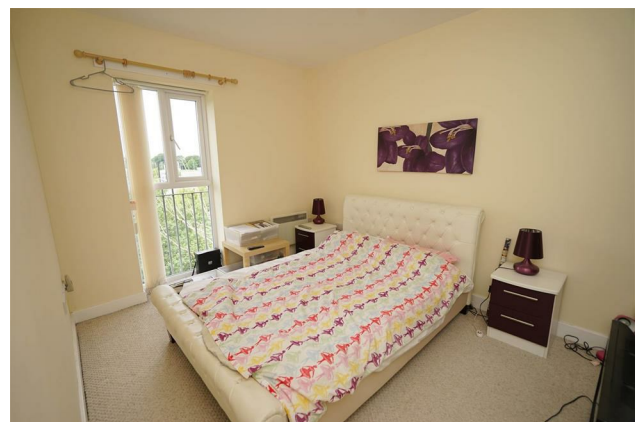
UPVC double glazed window to rear.

Bathroom

Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to two walls, heated towel rail, extractor fan, vinyl flooring.

Outside

Communal gardens with a variety of plants and shrubs, access to a numbered parking space for cars.



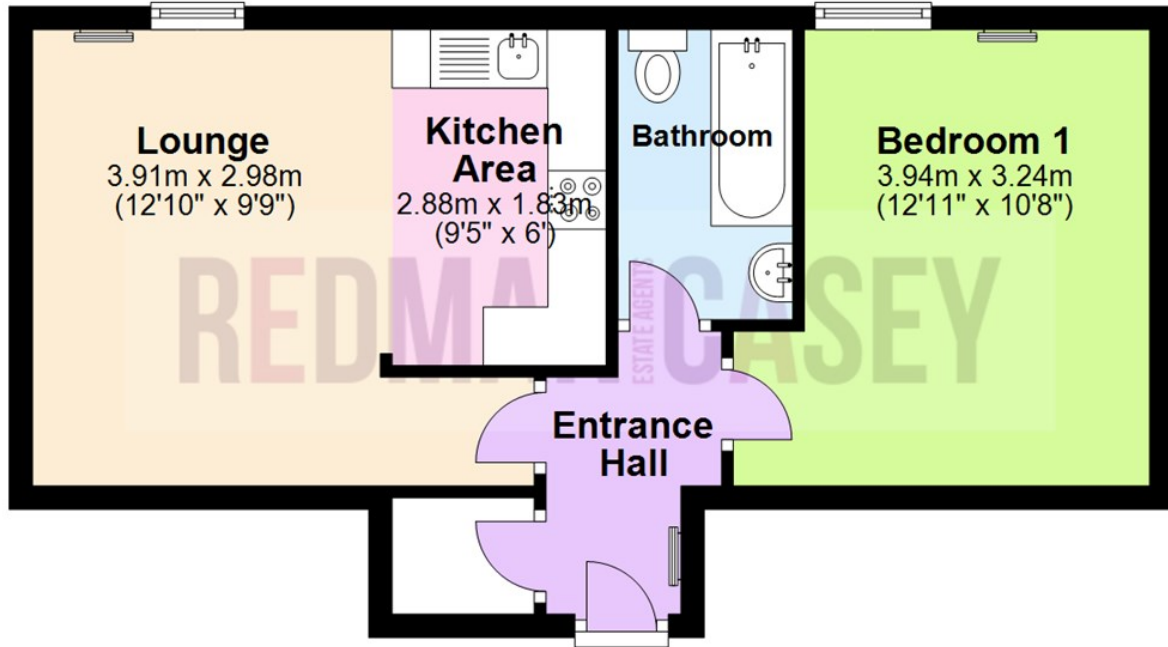


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Fourth Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 39.8 sq. metres (427.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

