

10 Oxford Road, Lostock, Bolton, BL6 4AY



Offers Around £210,000

Three bedroom spacious Quasi Semi Detached property, this home is in a superb residential and popular location of Lostock close to local schools, shops, local amenities and close to rail and motorway links. Benefiting from double glazing, gas central heating, garage and off road parking. This spacious home recently refurbished is highly recommended for viewing to appreciate all that is on offer.

- Three Double Bedrooms
- Gas Central Heating
- Excellent Condition
- Council Tax Band A
- Gardens Front And Rear
- Quasi Semi
- Garage
- EPC Rating E
- Off Road Parking



Spacious Three bedroom Quasi Semi Detached property situated in the popular residential location of Lostock. Close to local schools, shops, local amenities and road and rail links. The property comprises:- entrance hall, lounge, kitchen diner, to the upstairs there are three bedrooms and a family bathroom. The outside has a small front garden and a fully enclosed rear garden with access to driveway and a detached garage. The property benefits from double glazing and gas central heating. The property has been refurbished and is in excellent condition and viewing is recommended to appreciate all that is on offer.

Entrance Hall

Two uPVC frosted double glazed windows to front, double radiator, stairs, open plan to Kitchen/Diner,:

Lounge 10'11" x 10'2" (3.33m x 3.09m)

UPVC double glazed window to front, double radiator.

Kitchen/Diner 10'11" x 15'11" (3.32m x 4.85m)

Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and worktops, 1+1/4 bowl polycarbonate sink with stainless steel swan neck mixer tap and tiled splashbacks, built-in fridge/freezer, dishwasher and automatic washing machine, built-in electric fan assisted oven range, five ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear, :

Garage

Metal up and over door. with power.

Bedroom 1 11'7" x 9'7" (3.54m x 2.91m)

UPVC double glazed window to front, Storage cupboard, fitted with a built-in wardrobe(s) with hanging rail, shelving and overhead storage, radiator, two double doors,:

Bedroom 2 10'4" x 9'7" (3.15m x 2.91m)

UPVC double glazed window to rear, fitted wardrobe(s) with hanging rail, shelving and overhead storage, radiator, double door, :

Bedroom 3 7'9" x 6'1" (2.37m x 1.85m)

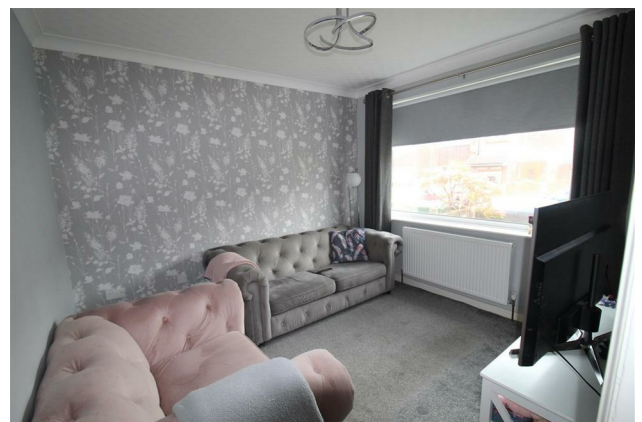
UPVC double glazed window to front, radiator, :

Bathroom

Three piece suite comprising wash hand basin in vanity unit with mixer tap and ceramic and tiling to all walls with electric shower and glass screen and low-level WC, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Landing

UPVC frosted double glazed window to side, :

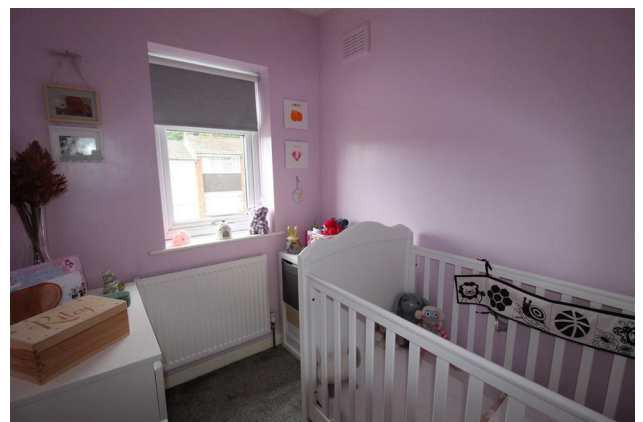


Outside Front

Garden fronted leading to front door and driveway.

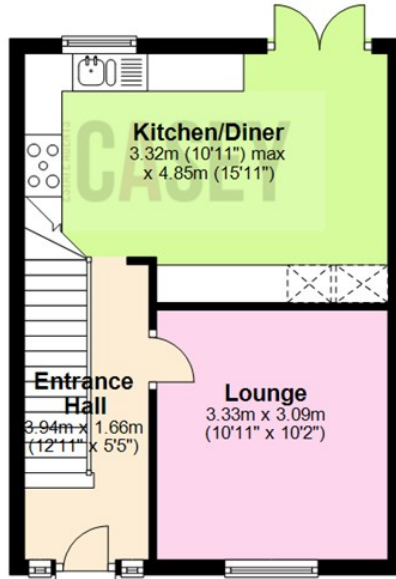
Outside Rear

Enclosed private garden laid to lawn with patio seating area access to garage.



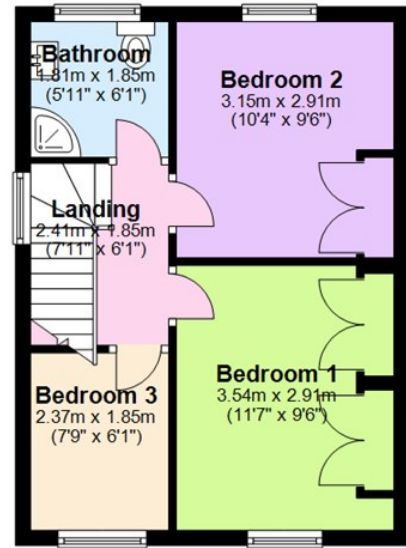
Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 81.0 sq. metres (871.7 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		80
(55-68) D	47	
(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	

