

1019 Chorley New Road, Lostock, Bolton, BL6 4LW



Offers Around £200,000

Three bedroom semi-detached property located in a residential location, close to local amenities, both primary and secondary schools, rail and road links. This property benefits from off road parking to the front detached garage, and garden to the rear, gas central heating and fully double glazed. This family home is spacious and viewing is advised to appreciate all that is on offer.

- Three Bedroom
- Off Road Parking
- Gas Central Heating
- Awaiting EPC
- Garage
- Semi Detached
- Garden To Rear
- Double Glazing
- Council Tax Band B



Three bedroom semi detached property. located in a popular residential location, Situated close to local primary and secondary schools, local shops and major road and rail links. This property comprises:- entrance hall, lounge, dining room, kitchen. To the first floor there are three bedroom two of which are double. To the outside there is off road parking and a driveway leading to a detached garage and large rear garden. Benefitting from double glazing gas central heating and an opportunity to extend when correct planning has been applied for. Recommended for viewing to appreciate the potential size and location.

Entrance Hall

UPVC double glazed window to front, double radiator, stairs, uPVC double glazed entrance door to front, door to Storage cupboard, uPVC double glazed window to side, :

Lounge 10'8" x 10'8" (3.24m x 3.24m)

UPVC double glazed window to front, window to side, double radiator.

Dining Room 12'6" x 10'8" (3.82m x 3.24m)

UPVC double glazed window to rear, window to side, fitted coal effect gas fire fireplace set in feature timber surround, radiator.

Kitchen 7'2" x 5'9" (2.18m x 1.76m)

Fitted with a range of base and eye level units with drawers and worktop space over, stainless steel sink, plumbing for automatic washing machine, four ring gas hob, uPVC double glazed window to rear.

Storage cupboard, uPVC double glazed window to side.

Garage

Window to side, double door.

Bedroom 1 11'1" x 10'0" (3.37m x 3.06m)

UPVC double glazed window to front, window to side, radiator,:

Bedroom 2 12'1" x 12'7" (3.68m x 3.83m)

Window to rear, uPVC double glazed window to rear, radiator.

Bedroom 3 5'9" x 6'4" (1.76m x 1.94m)

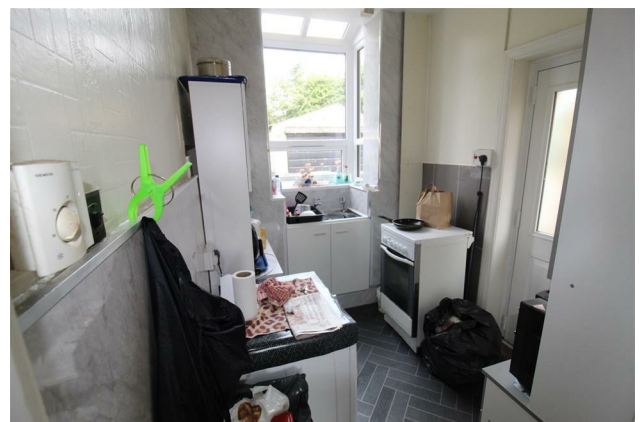
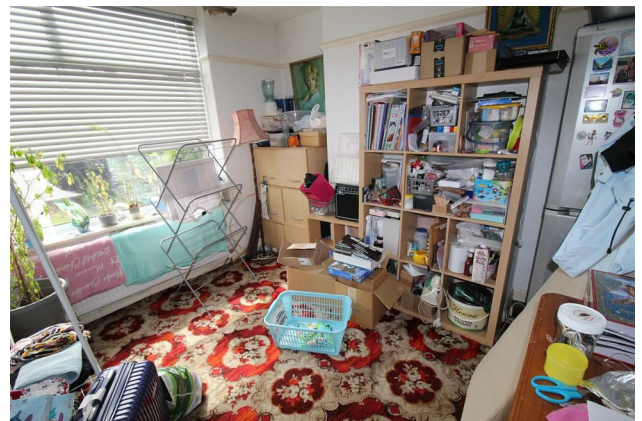
UPVC double glazed window to front, radiator,:

Bathroom

Three piece suite comprising pedestal wash hand basin, shower cubicle with matching shower base and folding glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, radiator.

Landing

UPVC frosted double glazed window to side, :

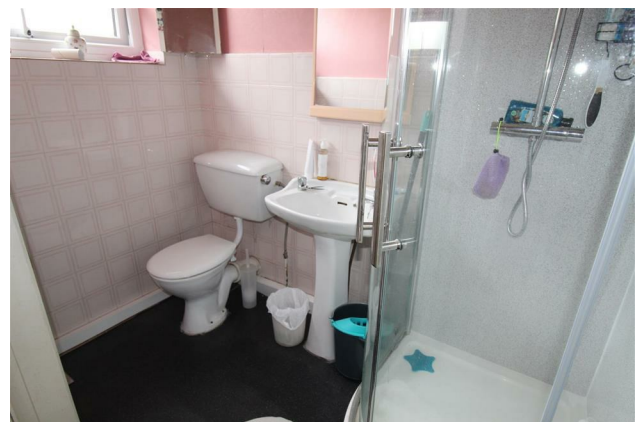


Outside Front

Off road parking, driveway leading to garage and garden.

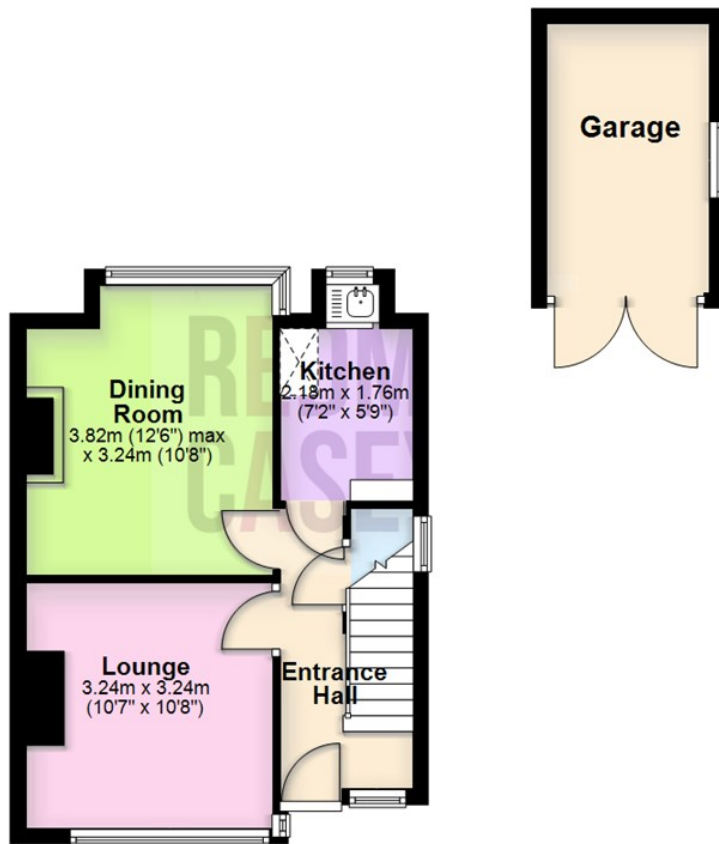
Outside Rear

Large rear garden laid mainly to lawn.



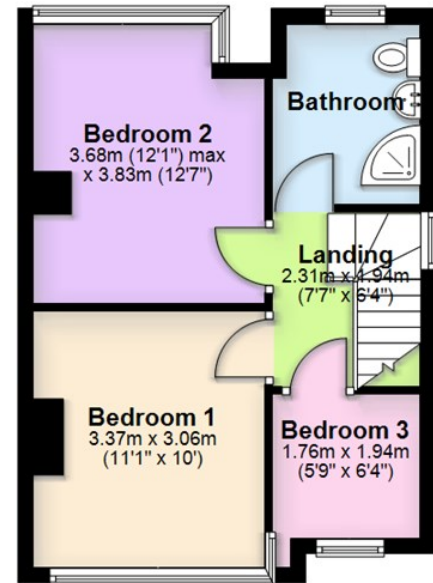
Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



Total area: approx. 76.8 sq. metres (826.6 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	

