

16 Ox Hey Lane, Lostock, Bolton, BL6 4AN



Offers Over £350,000

Two bedroom detached property, on a large corner plot giving the opportunity to extend if correct planning is applied for. Located in the very popular residential location of Lostock close to local schools, shops, road and rail links and all local amenities. This spacious home benefits from off road parking, double glazing large gardens patio dining area and garden room. Viewing is highly recommended to appreciate the condition location and potential.

- Detached Property
- Corner Plot
- Two Bedroom
- Garden Room
- Council Tax Band D
- Potential To Extend
- Off Road Parking
- Lostock
- Patio Dining Area
- Awaiting EPC



Spacious two bedroom detached property with opportunity to extend with correct planning permissions applied for. Located in the very popular residential location of Lostock, and is close to local primary and secondary schools, local shops, and road and rail links making commute to Manchester or Preston very easy. The property comprises:- Entrance porch, hallway, lounge, kitchen, dining room. To the upstairs there are two double bedrooms and a family bathroom. To the outside there is a driveway and gardens to side and front, to the rear there is a large garden space with patio dining area garden and garden room with power and lighting. Benefitting from double glazing and gas central heating, and opportunity to extend this spacious home. Viewing is highly recommended to appreciate the condition, location and potential.

Porch

UPVC double glazed window to front, uPVC double glazed leaded window to front, uPVC double glazed entrance door to front, door to:

Entrance Hall

UPVC double glazed window to front.

Lounge 15'11" x 13'1" (4.85m x 3.99m)

Two windows to side, coal effect gas fire set in feature surround, double radiator, electric radiator, door to:

Kitchen 8'10" x 12'10" (2.70m x 3.92m)

1+1/2 bowl polycarbonate sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, double radiator, hardwood glazed stable door to side, door to:

Dining Room 10'4" x 13'0" (3.14m x 3.97m)

UPVC double glazed window to front, uPVC double glazed window to side, double radiator, door, uPVC double glazed entrance double door to side.

Bedroom 1 11'2" x 13'11" (3.40m x 4.23m)

Two uPVC double glazed windows to side, double radiator, door to:

Landing

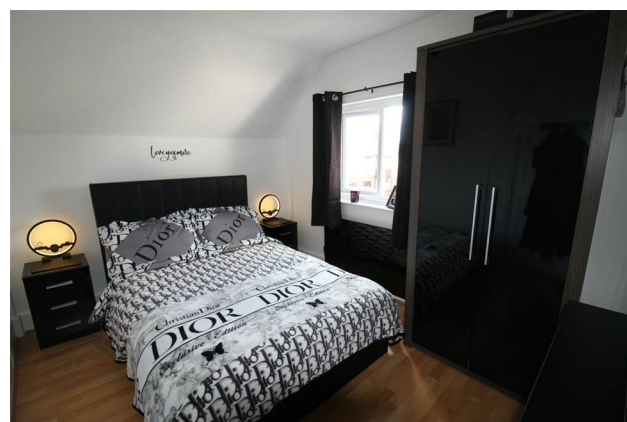
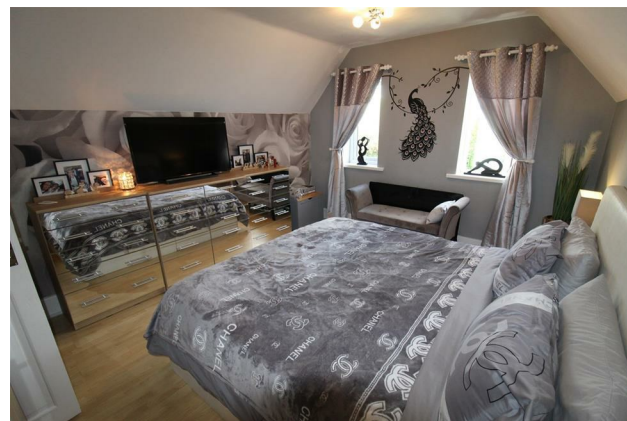
Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and folding glass screen and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to rear, uPVC frosted double glazed window to rear, heated towel rail, door to:

Bedroom 2 11'6" x 8'10" (3.51m x 2.69m)

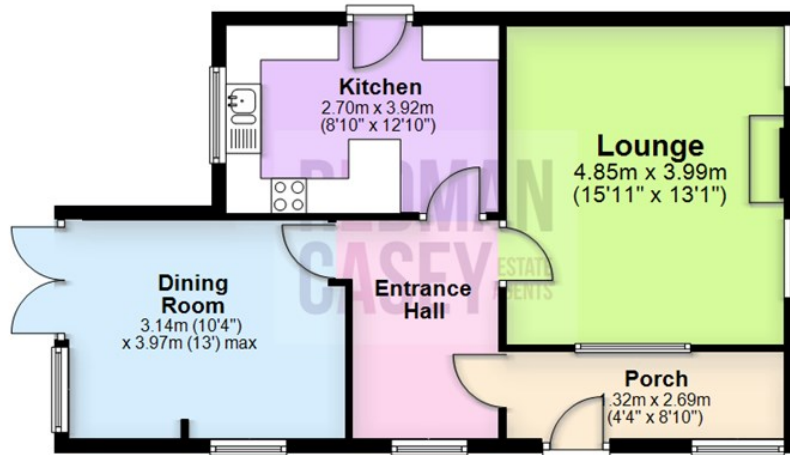


UPVC double glazed window to side, double radiator, door.



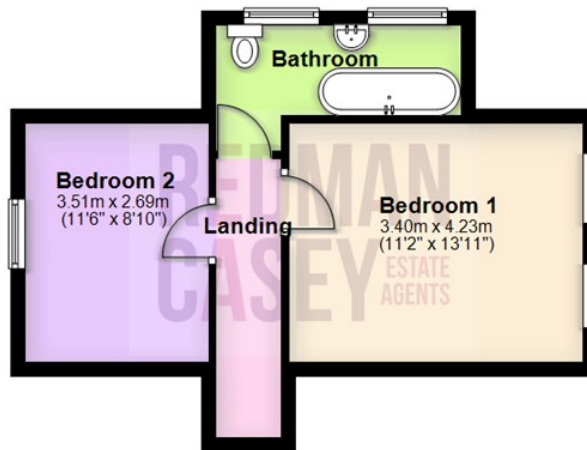
Ground Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.3 sq. feet)



Total area: approx. 88.0 sq. metres (947.5 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	

