



## 1504 Junction Road West

Lostock, Bolton, BL6 4EG

Offers in the region of £189,950



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## Accommodation Comprises

Timber panelled entrance door into entrance vestibule.

## Entrance Vestibule

Terracotta tiled flooring, panelled door through to lounge.

## Lounge

13'8" max into alcoves x 12'1" (4.17m max into alcoves x 3.68m)  
uPVC double glazed window with venetian blind to rear elevation, living flame gas fire inset to chimney breast with marble hearth and solid timber mantle over, radiator, power points, timber panelled effect laminate flooring, glazed panelled door through to dining room.

## Dining Room

13'8" x 10'4" (4.17m x 3.15m)  
uPVC double glazed window to rear elevation, radiator, power points, timber panelled effect laminate flooring, stairs off to first floor, archway through to inner hallway.

## Inner Hallway

uPVC double glazed window to side elevation, open to utility room, glazed panelled door through to fitted kitchen.

## Fitted Kitchen

Fitted with a range of cottage style base and wall units with work surfaces and tiled splashbacks to walls, inset one and half bowl ceramic sink with mixer tap, slot in stainless gas cooker with stainless steel extractor canopy over, under unit fridge, wine rack, ceramic tiled flooring, radiator, uPVC double

glazed window to rear elevation, uPVC glazed panelled external door to rear elevation.

## Utility Room

Work surface, plumbed for auto washer, radiator, power points, wall mounted Potterton gas combi central heating boiler.

## First Floor

Stairs with spindled banister rail leading to landing with power point, doors to bedrooms and bathroom. Stairs off to upper floor.

## Master Bedroom (fitted)

13'8" x 8'10" (4.17m x 2.69m)  
uPVC double glazed window with venetian blind to front elevation, radiator, power point. Range of fitted wardrobes with internal hanging rails and shelving (within room dimensions stated).

## Bedroom Two

7'7" max into recess x 7'7" (2.31m max into recess x 2.31m)  
uPVC double glazed window with venetian blind to rear elevation, radiator, power points.

## Bathroom

Three-piece suite comprising of panelled bath with over bath shower and hinged glazed shower screen, pedestal hand wash basin and low level w.c. Partial tiling to walls, radiator, extractor fan, uPVC double glazed window to rear elevation.

## Loft Conversion

13'9" x 13'9" into eaves (4.19m x 4.19m into eaves)  
Stairs leading to loft conversion. Double glazed velux skylights to front and rear elevation, power points, tv aerial socket, doors to under eaves storage.

### External

Front: To footpath.

Rear: Most pleasant enclosed private rear garden with raised decked patio/entertaining area. Garden gate to rear elevation.

### Tenure

We are informed by the Seller that the tenure of this property is LEASEHOLD (861 years remaining)

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### Council Tax

We understand the property is in council tax band A this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and

have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



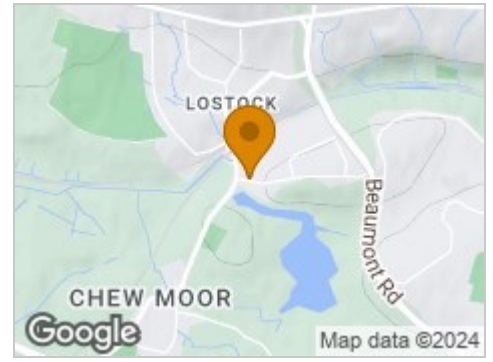
## Road Map



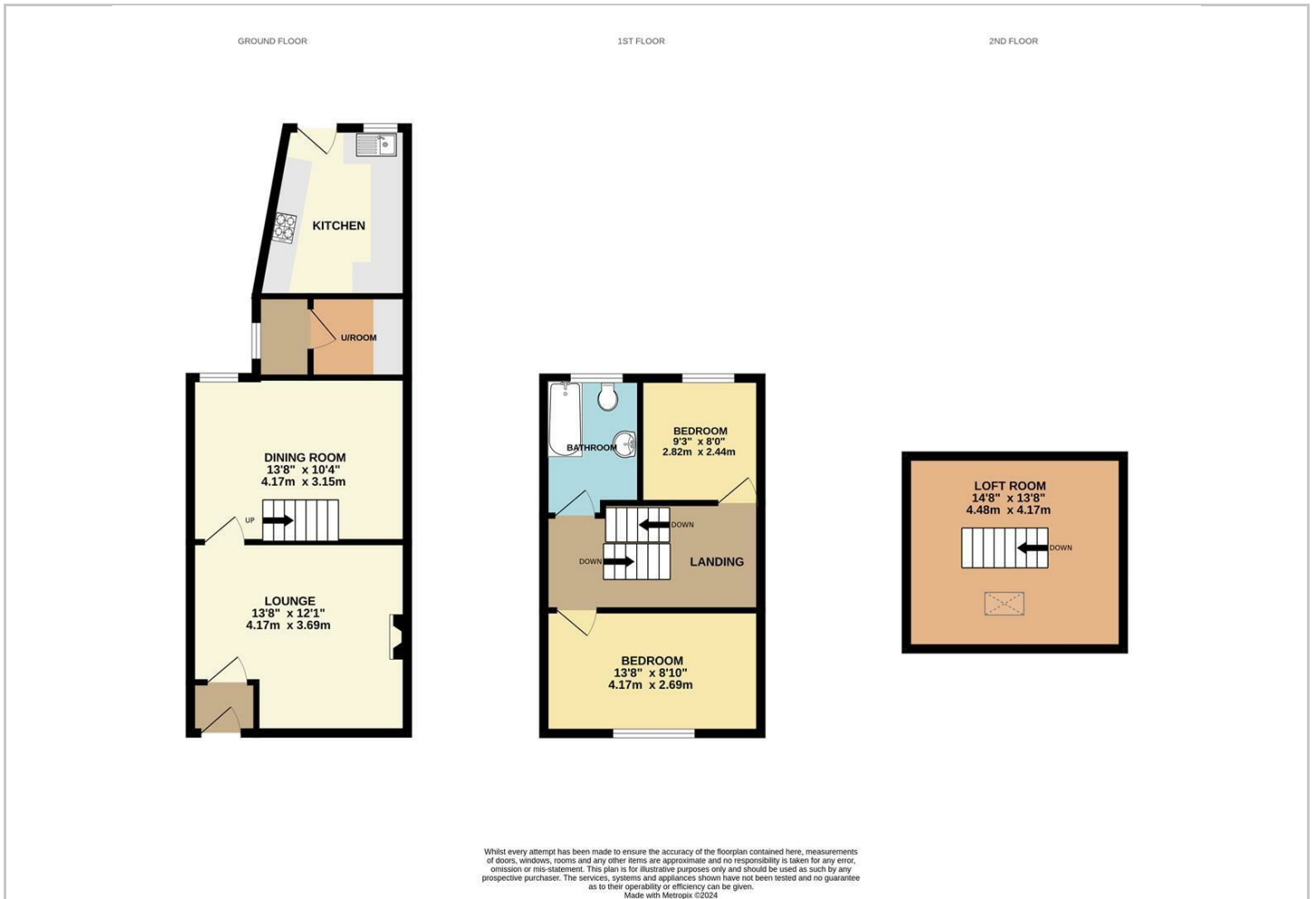
## Hybrid Map



## Terrain Map



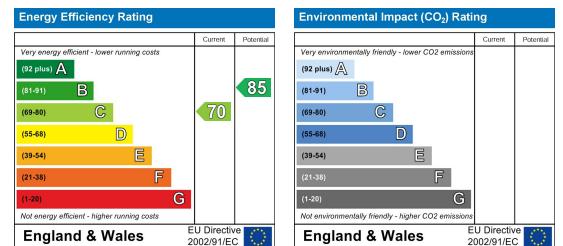
## Floor Plan



## Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.