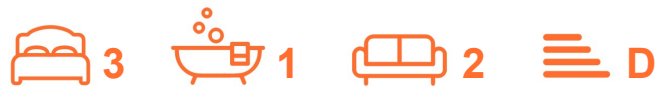




## 20 St. Johns Road

Lostock, BL6 4ET

**Offers over £230,000**



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## Accommodation Comprises

Enter via the uPVC double glazed front entrance door with glass patterned opaque inserts into the entrance hallway.

### Entrance Hallway

9'11" x 6'7" (3.02m x 2.01m)

uPVC double glazed opaque window to side elevation, uPVC double glazed leaded window to rear elevation overlooking the private rear garden and farm fields. Laminate flooring, double radiator, centre ceiling light.

### Spacious Lounge/Dining Room

23'1" x 15'11" (7.04m x 4.85m)

Lounge: Beautiful archway, centre ceiling light, two uPVC double glazed leaded windows allowing plenty of natural light. Two double radiators, plug sockets, tv aerial point, carpet to floor.

Dining Room: Patio door leading onto rear elevation, carpet to floor, double radiator, centre ceiling light, doorway leading to the downstairs cellar (full size of the property and could be tanked and fully renovated for additional living space), plug sockets.

### Kitchen

7'1" x 6'0" (2.16m x 1.83m)

Newly fitted kitchen with a range of grey wall and base units (soft closing) with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, electric hob, electric oven, glass splashback, stainless steel extractor fan above, plug sockets, centre ceiling light, laminate flooring, uPVC double glazed window to rear elevation overlooking the private rear garden.

### Cellar/Basement

Door with stairs leading to large cellar which could be

tanked to convert into additional living accommodation. External Door leading to the rear of the property for access.

### First Floor Stairs/ L-shape Landing

13'6" x 6'4" (4.11m x 1.93m)

Carpet to stairs, white balustrade hand rail. L shaped landing with carpet to floor, loft access, centre ceiling light, double radiator, coving, storage cupboard housing Worcester combi boiler.

### Master Bedroom

10'5" x 10'2" (3.18m x 3.10m)

uPVC double glazed window overlooking the private rear garden and views over Rivington and Winter Hill in the distance. Double radiator, plug sockets, centre ceiling light, carpet to floor.

### Bedroom Two

11'9" x 7'2" (3.58m x 2.18m)

uPVC double glazed leaded window to front elevation, double radiator, centre ceiling light, coving, carpet to floor.

### Bedroom Three

8'6" x 8'1" (2.59m x 2.46m)

uPVC double glazed leaded window to front elevation, carpet to floor, coving, double radiator, plug sockets, centre ceiling light.

### Family Bathroom

7'2" x 6'0" (2.18m x 1.83m)

Three piece suite comprising; Bath with mixer tap and separate hand held attachment, pedestal sink, low level w.c. flush. Grey vinyl flooring, radiator, centre ceiling light, uPVC double glazed opaque window to side elevation.

### External

Front - On Road Parking To The Front of Property.

Rear - Off Road Parking to the Rear and Driveway. Private and Large Garden with mature trees, hedges, fenced panelled boundaries. Stream running alongside the property. Beautiful views to the side over farmland.

#### Please note

Property has recently been rewired (with certification) including the cellar area. New roof has been fitted with new felt (10 year guarantee). New carpets and vinyl flooring throughout. New internal doors and almost new front door/frame. New blinds throughout. New Kitchen. The outside of the house was sealed & weather-tited. New Worcester combi boiler & new central heating pipes/insulation/radiators with warranties. Damp Proofed. Walls re-rendered.

#### Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD.

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 Band

We understand the property is in council tax band B

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



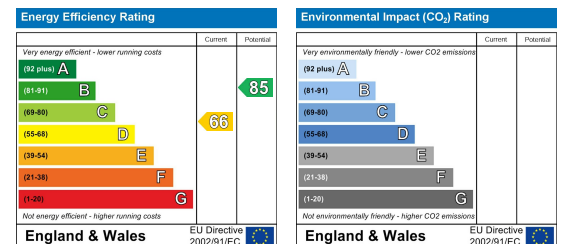
## Floor Plan



## 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.