

Property Particulars

Watkin Lane, Lostock Hall.



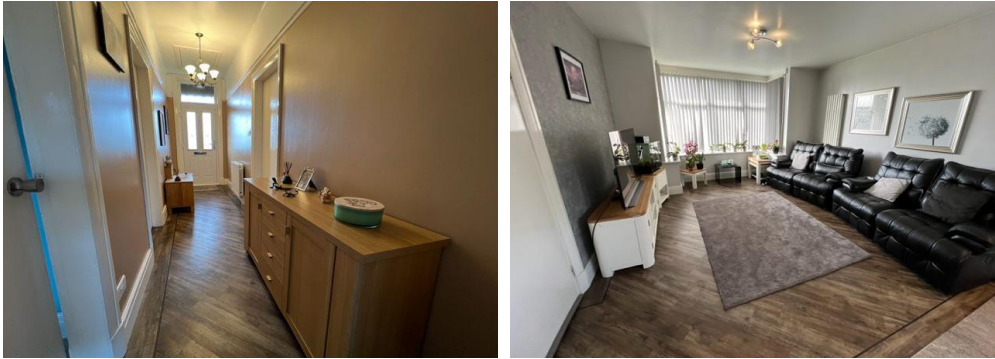
- **Detached True Bungalow**
- **Spacious Lounge/Dining Room**
- **Quality Fixtures and Fittings**
- **Large Rear Garden**
- **Two Large Double Bedrooms**
- **Modern Well Equipped Kitchen**
- **Great Size Bathroom**
- **Separate Gated Pedestrian Access**

Offers in the Region Of £250,000

A beautiful 1930's detached true bungalow in the heart of Lostock Hall with all the excellent local services, bus routes, train station and amenities. This contemporary home sits back within it's own plot, offering driveway parking and additional pedestrian gated access. Inside there is a spacious lounge and dining to a modern open plan well equipped kitchen, with lots of natural light and quality fixtures and fittings. There are two large double bedrooms and a great sized bathroom. There is also a generous size rear garden, which is laid to lawn. The bungalow has gas central heating, uPVC double glazing, and is well maintained and cared for throughout. Viewing is essential to fully appreciate the size, presentation, ease of access to main roads and excellent motorway connectivity.

Entrance Hall -

A most impressive space giving a hint at the large size of this bungalow, with door to front, ceiling light, radiator and doors off.



Lounge - 18' 8" x 13' 1" (5.69m x 3.98m)

A fabulous room having been cleverly redesigned with a more open plan and contemporary feel, with a uPVC double glazed bay window to the front, Karndean flooring, ceiling light, T.V. point and room to dine, then open plan to a modern well equipped kitchen.

Kitchen - 14' 2" x 8' 4" (4.31m x 2.54m)

With a range of wall, drawer and base units with contrasting working surfaces, fridge freezer, hob and double oven, sink and drainer unit, uPVC double glazed window to the side and rear elevations, tiled flooring



Bedroom One - 14' 2" x 12' 1" (4.31m x 3.68m)

With uPVC double glazed bay to front elevation, T.V aerial point, quality fitted wardrobes to one wall and central T.V. area.



Bedroom Two - 15' 1" x 12' 1" (4.59m x 3.68m)

Currently used as a second lounge, with a uPVC double glazed window to the rear, radiator and ceiling light point



Bathroom - 9' 10" x 8' 0" (2.99m x 2.44m)

A very large bright bathroom with a wonderful cast iron feature fire place, double size glazed shower compartment with electric shower and water resistant panelled elevations, pedestal wash hand basin, low suite W.C., extractor fan, uPVC double glazed opaque window to the rear.

Outside -

To the front there is a garden with gated access for both vehicular access to a generous driveway and a second pedestrian gated access to the garden path.

Rear Garden -

A good size with lawn garden and patio area.



Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm