



**Cambridge Road, Lostock, BL6 4AU**

**£189,995**

**\*\* PRICED TO SELL \*\* END OF CHAIN \*\* THREE BEDROOM SEMI DETACHED PROPERTY \*\*  
LANDSCAPED GARDENS \*\* GARAGE WITH DRIVEWAY PARKING \*\* MODERN INTERIOR \*\***



# 15 Cambridge Road, Lostock, BL6 4AU

This property is ideally located for access to M61 and Horwich Parkway railway station along with Middlebrook retail park and sought after local schools. Viewing is highly recommended.

## **LOUNGE AREA 16'0" x 15'1" (4.9 x 4.6 )**

Double glazed window to front aspect, laminate flooring, feature fireplace

## **DINING AREA 12'1" x 10'5" (3.7 x 3.2)**

Double glazed window to rear aspect, laminate flooring

## **KITCHEN AREA 12'1" x 8'6" (3.7 x 2.6 )**

Double glazed door and windows to rear aspect, fitted with a matching range of floor and wall units with work surfaces over, gas hob, electric oven, plumbing for washing machine and dishwasher, space for tall fridge freezer

## **FIRST FLOOR LANDING**

Loft access, carpet flooring

## **BEDROOM 12'1" x 11'1" (3.7 x 3.4)**

Double glazed window, carpet flooring

## **BEDROOM 9'10" x 9'10" (3.0 x 3.0)**

Double glazed window, carpet flooring

## **BEDROOM 8'2" x 6'2" (2.5 x 1.9 )**

Double glazed window, carpet flooring

## **BATHROOM**

Matching white bathroom suite with tiled surrounds

## **OUTSIDE**

Landscaped rear gardens with large patio area and artificial lawned area





