

1039 Chorley New Road, Lostock, BL6 4LN



Auction Guide £255,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Three Bedroom detached bungalow. Located in the very popular and residential area of Lostock and situated close to great transport links making commute to Manchester or Preston easy, local schools, shops and all local amenities. This spacious bungalow benefits from off road parking for three vehicles a detached garage, mature gardens front and rear, fully double glazed and gas central heating.

Viewing recommended to appreciate the location, condition and potential of this property.

- Detached Bungalow
- Off Road Parking
- Gardens Front And Rear
- Council Tax Band D
- Patio Seating Area.
- Three Bedroom
- Detached Garage
- EPC Rating D
- Freehold



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Spacious three bedroom true bungalow, located in a very popular residential area of Lostock. Located close to great road and rail links making commute to both Manchester and Preston easy, local primary and secondary schools, shops and all local amenities. The property comprises:- Entrance hall, lounge, kitchen, three bedrooms, bathroom. To the outside there is a detached garage. This property also benefits from double glazing gas central heating, off road parking for three vehicles, garage, mature gardens to front and rear. Viewing is recommended to appreciate the potential, condition, space and all this hope has to offer.

Porch 3'11" x 6'9" (1.20m x 2.07m)

UPVC double glazed window to front, uPVC double glazed window to side, frosted window to rear, uPVC double glazed entrance door, :

Hallway 4'6" x 8'10" (1.37m x 2.69m)

Wall mounted gas boiler serving heating system and domestic hot water with electricity meter, :

Lounge 16'8" x 12'8" (5.08m x 3.86m)

UPVC double glazed window to front, two double radiators, coving to ceiling, :

Kitchen 11'10" x 8'10" (3.61m x 2.69m)

Fitted with a matching range of base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted, four ring halogen hob with extractor hood over, uPVC double glazed window to side, double radiator, uPVC double glazed side door, :



Hallway 8'5" x 6'4" (2.56m x 1.93m)

Built-in airing cupboard, :

Bedroom 1 9'7" x 12'4" (2.92m x 3.76m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, coving to ceiling.

**Bedroom 2 9'7" x 9'3" (2.92m x 2.82m)**

Radiator, coving to ceiling, uPVC double glazed French doors to garden, :

Bedroom 3 8'5" x 8'10" (2.56m x 2.69m)

UPVC double glazed window to side, radiator.

Bathroom 8'5" x 6'0" (2.56m x 1.83m)

Fitted with four piece coloured suite comprising pedestal wash hand basin, tiled disabled access shower area with electric shower over, bidet and low-level WC, full height ceramic tiling to all walls, extractor fan, two uPVC frosted double glazed windows to side, radiator.

**Garage 16'2" x 8'8" (4.93m x 2.63m)**

Brick built single garage with power and light connected, uPVC double glazed window to side, Up and over door.

Outside Front

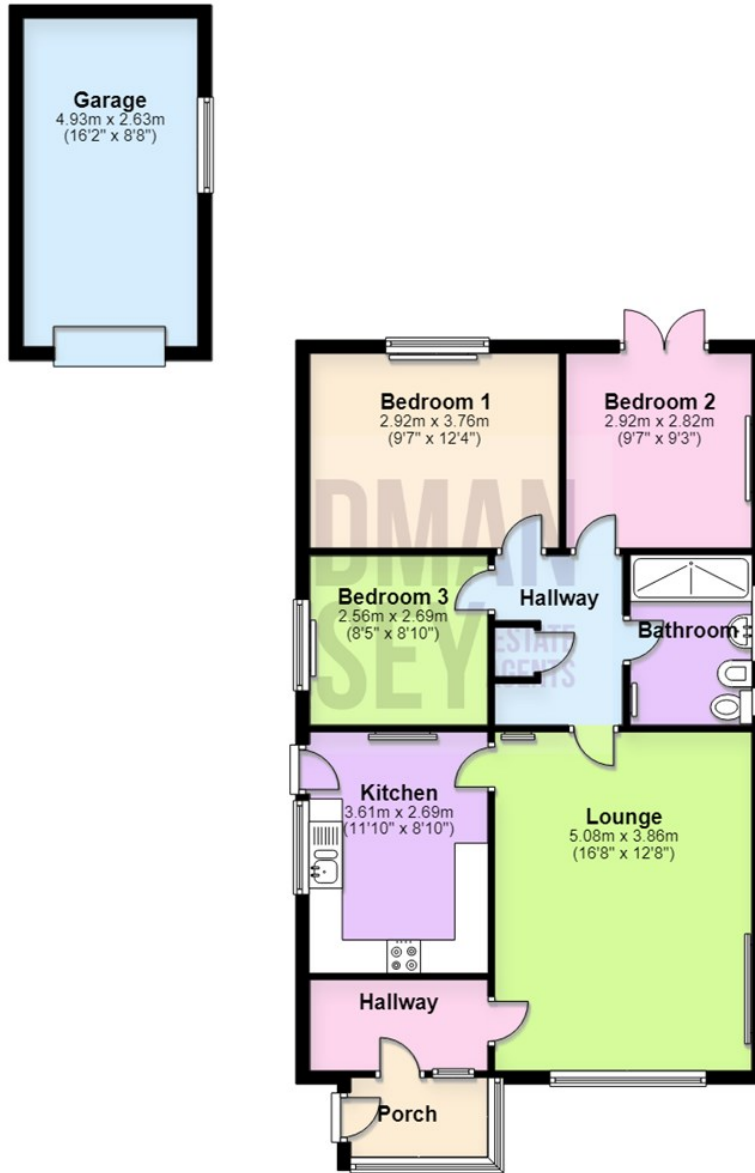
Garden laid to lawn with mature planting, driveway leading to garage.

Outside Rear

Enclosed rear garden laid to lawn with mature planting and patio seating area.



Ground Floor Approx. 87.3 sq. metres (939.6 sq. feet)



Total area: approx. 87.3 sq. metres (939.6 sq. feet)

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		
	65	75
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	

