



RESIDE

BOLTON



27 Heaton Road
Lostock, Bolton, BL6 4EE

Asking Price £200,000



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Situated in a sought-after area, this move-in ready three-bedroom mid-terrace offers stylish and versatile living space, ideal for first-time buyers, families, or investors.

The property features a separate front lounge and a rear ground floor extension, creating a spacious open-plan kitchen diner with feature wall—perfect for modern living and entertaining. The kitchen benefits from integrated oven, hob, extractor fan, and dishwasher.

Upstairs comprises three well-proportioned bedrooms and a modern three-piece bathroom with bath and shower over.

Externally, the property boasts a private, low-maintenance rear garden (not overlooked) with composite decking, poured resin, shed, rear access, and outside power. On-street parking is available.

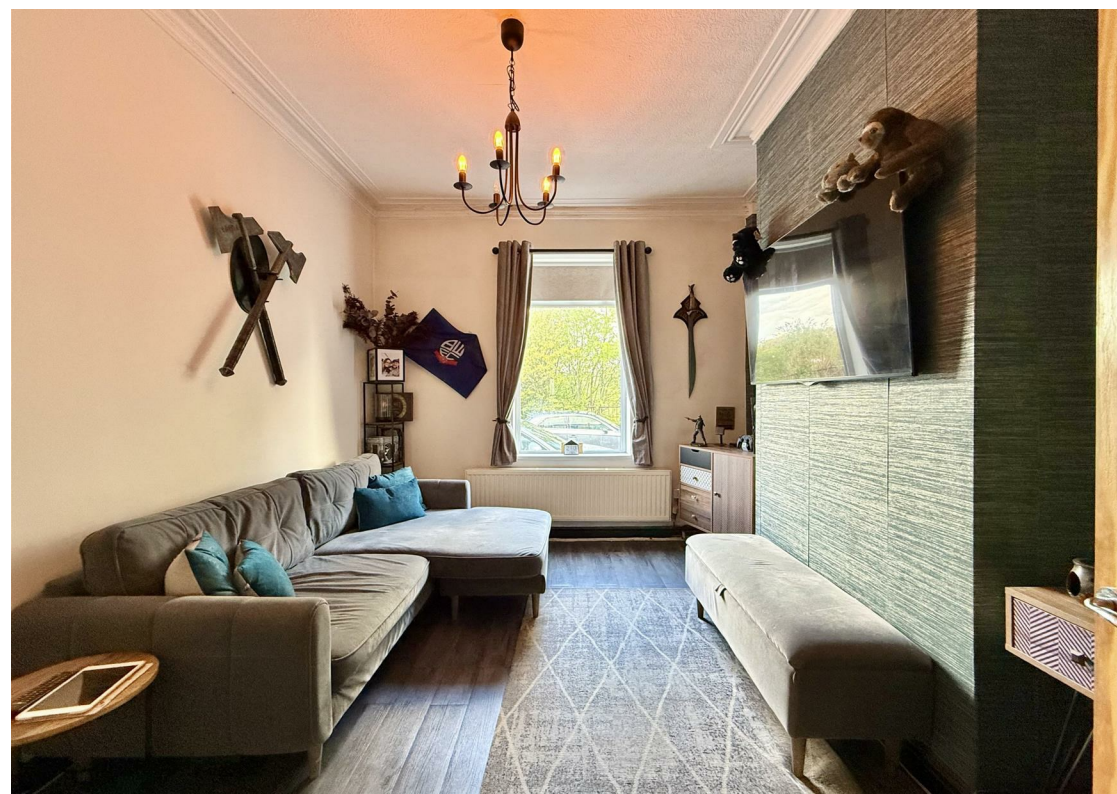
Further benefits include excellent loft conversion potential (STPP) to create a fourth bedroom.

Internal

Well-presented throughout, the property offers a separate front lounge and an extended rear kitchen diner, creating a spacious and versatile open-plan living area with a stylish feature wall. The kitchen includes integrated oven, hob, extractor fan, and dishwasher. Upstairs comprises three well-proportioned bedrooms and a modern three-piece bathroom with bath and shower over. Move-in ready with further potential to extend into the loft (STPP).

External

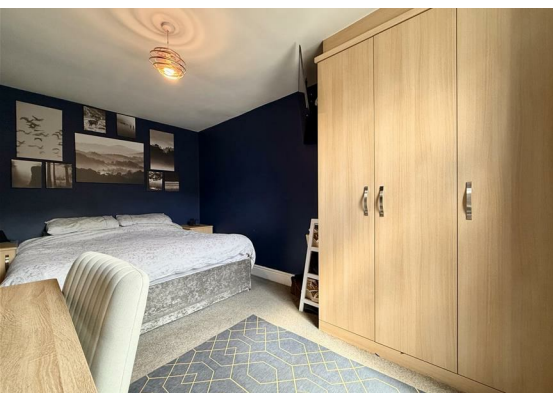
To the rear is a private, low-maintenance garden that is not overlooked, finished with composite decking and poured resin, and



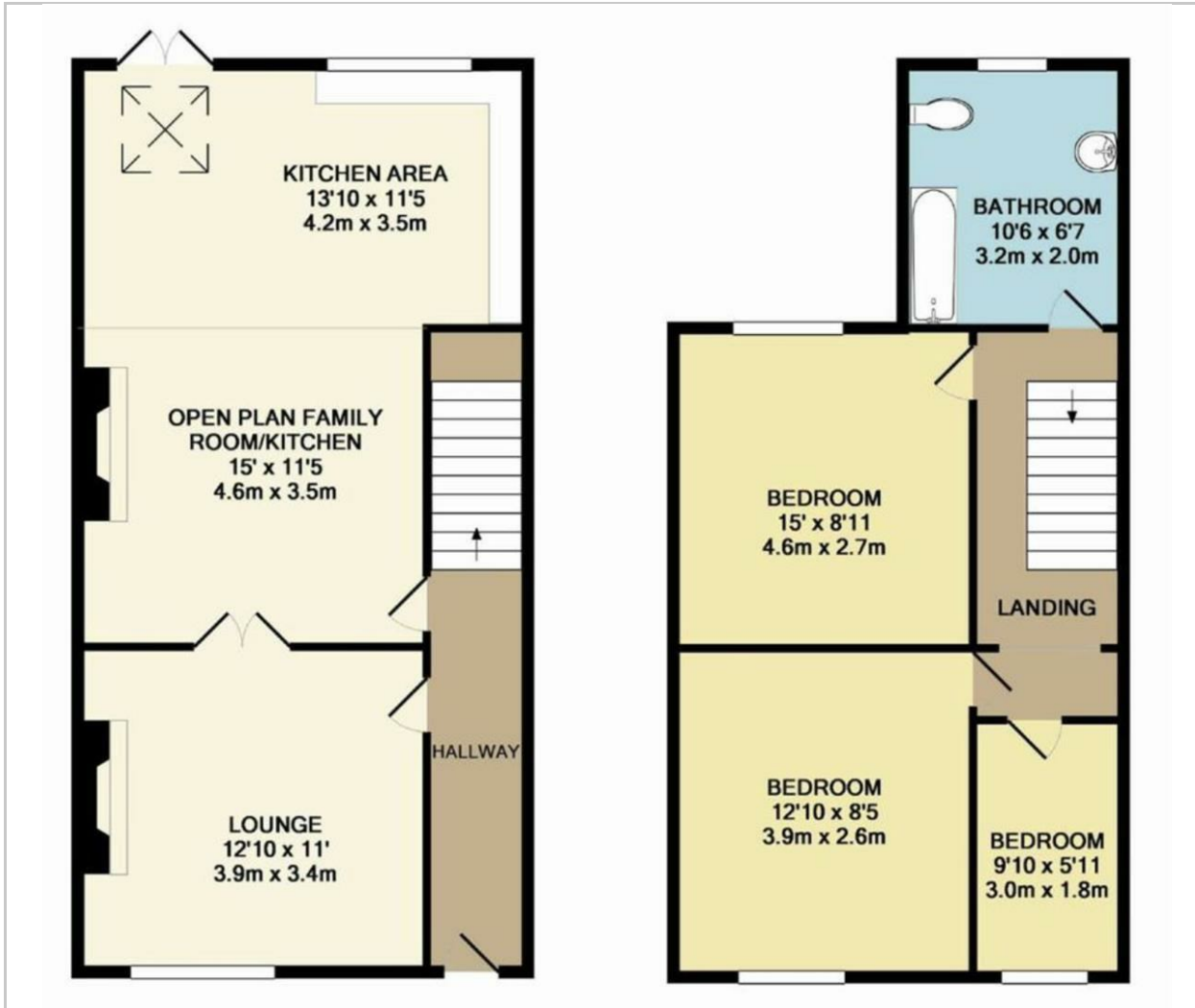


benefiting from a shed, rear access, and outside power. On-street parking is available to the front.

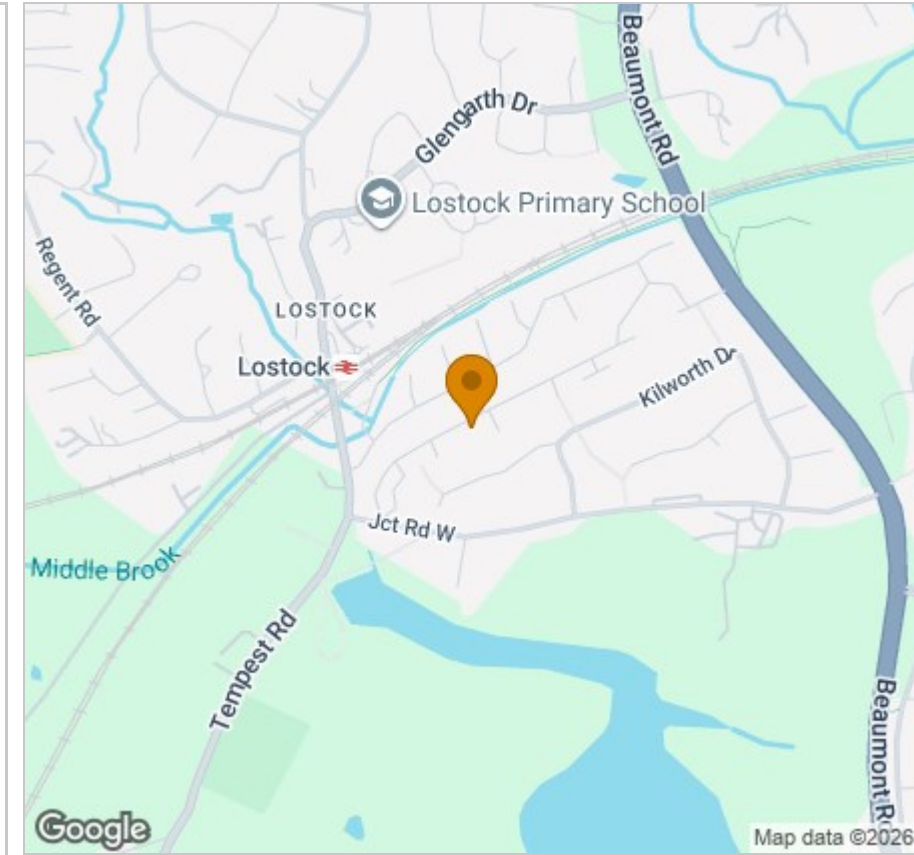
- 3 Bedrooms
- Extended Kitchen/Diner
- Low Maintenance Garden
- Move In Condition
- Desirable Location BL6
- Development Opportunity



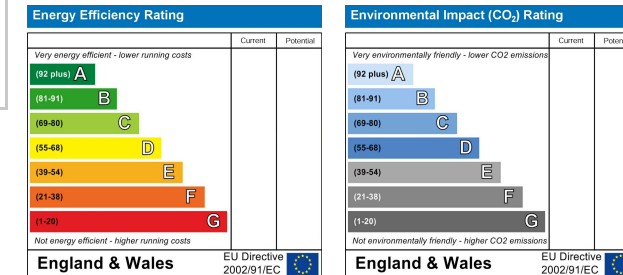
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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