

30 Glabyn Avenue, Lostock, Bolton, Lancashire, BL6 4AS



**£135,000**

Two bedroom semi-detached bungalow, Located in the residential location of Lostock in a quiet cul-de-sac. This property is in need of some modernisation and is reflected in the price. Benefits from double glazing, central heating and off road parking. Viewing is recommended.

- Two Bedroom
- Double Glazing
- Gas Central Heating
- Bungalow
- Off Road Parking
- Gardens Front And Rear



## BUNGALOW.

Two bedroom bungalow in need of modernisation, which is reflected in the price. the property is offered to the market. The property is situated in a popular residential location close to local schools, shops, and all local amenities. The property comprises:- Entrance hall, lounge, kitchen, landing, bathroom, and two bedrooms. The outside space has off road parking to the front and enclosed garden to the rear. The property also benefits from double glazing and central heating.

Viewing is recommended.

### Entrance Hall

Radiator, door to Storage cupboard.

Storage cupboard.

### Lounge 11'11" x 12'9" (3.63m x 3.89m)

UPVC double glazed bay window to front, double radiator, door to:

### Kitchen Area 8'6" x 8'6" (2.60m x 2.59m)

Fitted with a range of base and eye level units with worktop space over with drawers, stainless steel sink, uPVC double glazed window to side, hardwood part glazed frosted entrance door to side, door to:

### Bedroom 1 9'11" x 12'0" (3.03m x 3.65m)

UPVC double glazed window to rear, two double radiators.

### Bedroom 2 14'7" x 8'1" (4.44m x 2.46m)

UPVC double glazed window to rear, double radiator.

### Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to side, heated towel rail.

### Outside Front

Enclosed garden area laid to paving with mature planting and driveway.

### Outside Rear

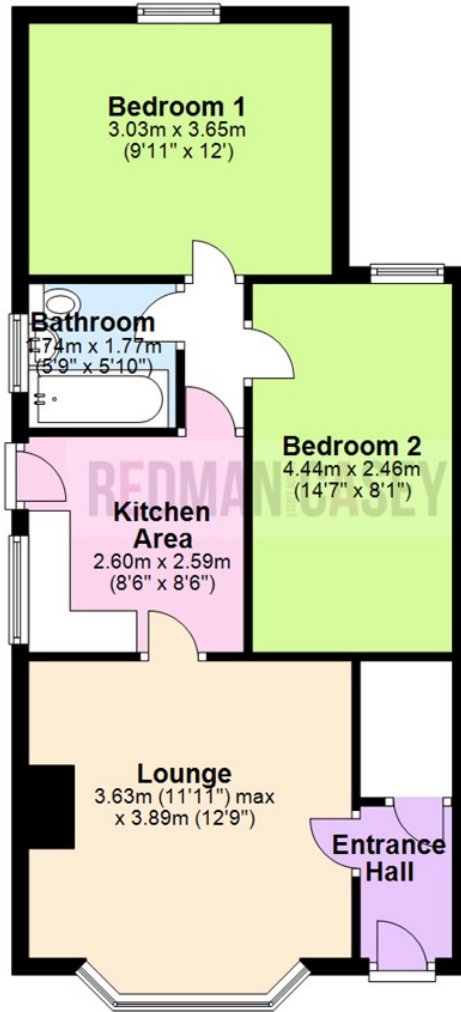
Enclosed garden to rear with mature planting and wooden garden shed.





## Ground Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



Total area: approx. 53.6 sq. metres (577.1 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                    | Potential |
|-----------------------------------------------------|----------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions |                            |           |
| (92 plus) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                    |                            |           |
| (69-80) <b>C</b>                                    |                            |           |
| (55-68) <b>D</b>                                    |                            |           |
| (39-54) <b>E</b>                                    |                            |           |
| (21-38) <b>F</b>                                    |                            |           |
| (1-20) <b>G</b>                                     |                            |           |
| Not environmentally friendly - higher CO2 emissions |                            |           |
| <b>England &amp; Wales</b>                          | EU Directive<br>2002/91/EC |           |

