REDMAN CASEY ESTATE AGENTS

10 Shaftesbury Avenue, Lostock, Bolton, Lancashire, BL6 4AP

£149,950

Reduced A well presented two bedroom semi detached home with hall, lounge, kitchen/Diner, conservatory, 2 double bedrooms, 3 piece bathroom suite, front and rear gardens, gas centrally heated, double glazed windows, no chain, viewing essential.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Reduced Located on Shaftesbury Avenue, Lostock this semi detached home offered with no onward chain and briefly comprising, hall, lounge, kitchen/diner, conservatory, 2 double bedrooms, three piece bathroom and externally garden/patios to the front and rear. The property is in good decorative order throughout and benefits from gas central heating and double glazed windows. The property is located within easy reach to Middlebrook retail park, motorways, bus routes and train station both at Lostock and Horwich. The village of Horwich also provides cafes, restaurants, pubs, local shops and businesses and the popular Rivington Pike and Winter Hill make a good walk in the summer months. Internal inspection is recommended to fully appreciate.

Hall
Window to front, stairs, door to Storage cupboard.

Lounge 14'2" x 10'6" (4.32m x 3.21m)
Bay window to side, fireplace.

Kitchen/Diner 14'2" x 8'7" (4.32m x 2.61m)
Two windows to side, window to front, door to:

Conservatory
Window to rear, window to side, window to front, double door.

Landing
Door to:

Bedroom 1 14'2" x 10'7" (4.32m x 3.22m)
Window to side, fourStorage cupboard, four double doors, door to:

Bedroom 2 14'2" x 8'7" (4.32m x 2.61m)
Window to side, twoStorage cupboard, two double doors.

Bathroom
Window to front.

Outside
Bark chipped area to front with stone flagged path and patio leading down side aspect with tiered stone flagged patio to rear with traditional borders.

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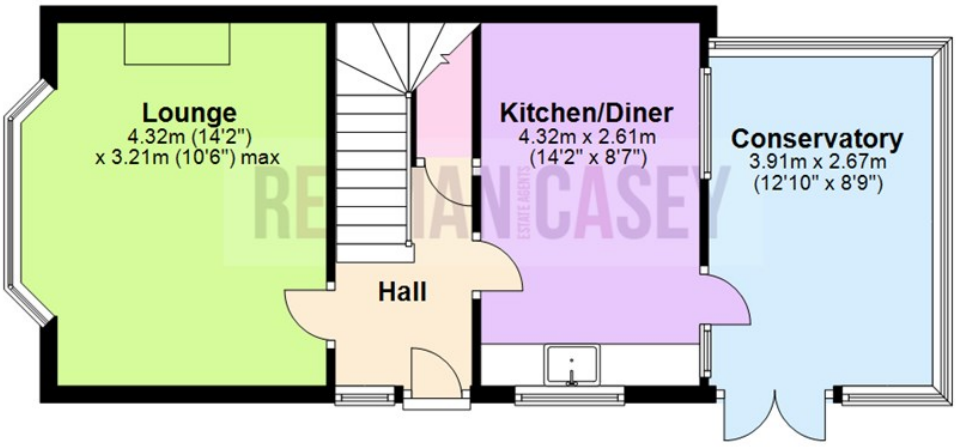
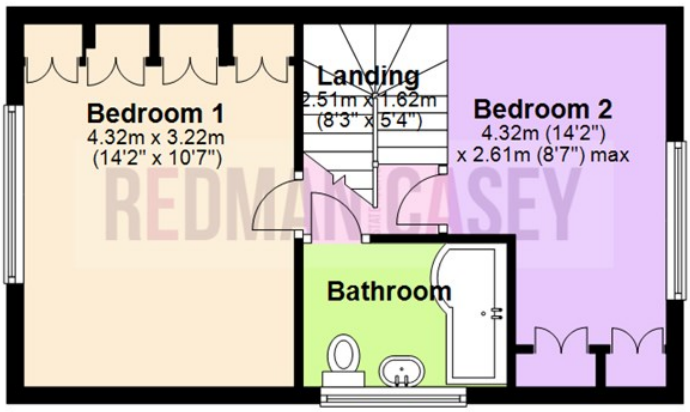
Ground Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



First Floor

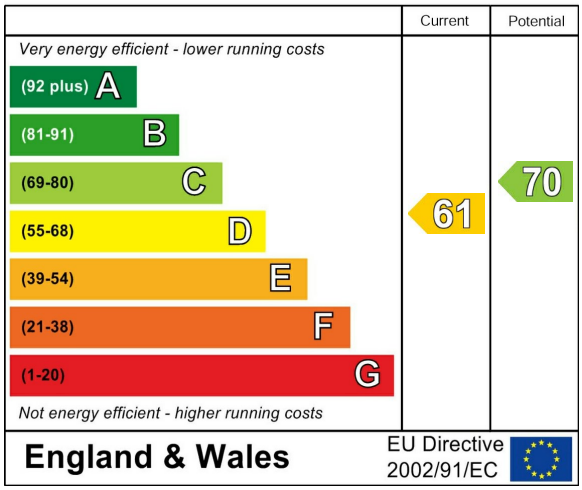
Approx. 33.0 sq. metres (355.5 sq. feet)



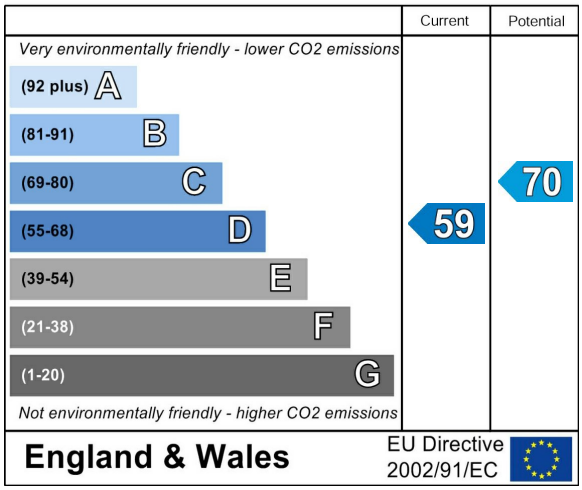
Total area: approx. 77.3 sq. metres (832.0 sq. feet)

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 gaurantee unless specifically mentioned. Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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