

**16 Alexandra Road, Lostock, Bolton, Lancashire, BL6 4BB**



## **Offers In The Region Of £185,000**

Spacious two bedroom mid terraced property recently modernised. Located in a very popular residential location, close to major road and rail links making commute to Manchester or Preston convenient, local schools, shops, and all amenities. This home benefits from double glazing, gas central heating, conservatory to rear making kitchen diner open plan. This home should definitely be viewed to appreciate the condition, location and all that is on offer.

- Two Bedroom
- Freehold
- Double Glazed
- Excellent Condition
- Awaiting EPC
- NO CHAIN
- Conservatory
- Gas Central Heating
- Council Tax Band A
- Recently Refurbished



Recently refurbished two bedroom mid terraced property, located in a quiet residential location close to major road and rail links making commute to Manchester or Preston convenient, local shops, secondary and primary schools and all local amenities. The property comprises:- Lounge, kitchen, conservatory. To the upstairs there are two bedrooms and a family bathroom. To the outside there is a small garden to the front and a private enclosed yard to the rear with room for patio seating. This property also benefits from double glazing, gas central heating open plan kitchen leading to conservatory. Viewing is highly recommended to appreciate the location, condition and all that is on offer..

**Lounge 13'4" x 14'0" (4.07m x 4.26m)**

Double glazed window to front, feature gas fire with marble surround, double radiator:

**Kitchen 8'11" x 11'7" (2.73m x 3.53m)**

Open plan,:

**Conservatory**

Two windows to rear, double radiator, double door.

**Bedroom 1 10'4" x 14'0" (3.15m x 4.26m)**

Two double glazed windows to front, Storage cupboard, built-in wardrobe(s) with part mirrored sliding door, double radiator, two sliding doors,

**Bedroom 2 11'8" x 7'7" (3.56m x 2.31m)**

UPVC double glazed window to rear, boiler cupboard, two doors.

**Bathroom**

UPVC frosted double glazed window to rear, double radiator, door to:

**Landing**

Open plan, :

**Storage 2'6" x 1'10" (0.77m x 0.56m)**

Door to:

**Outside Front**

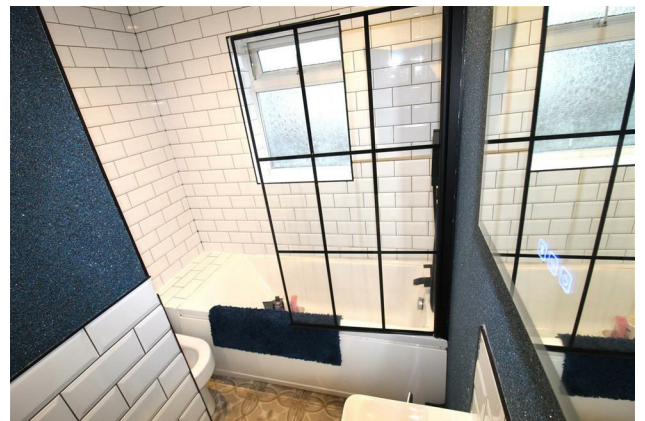
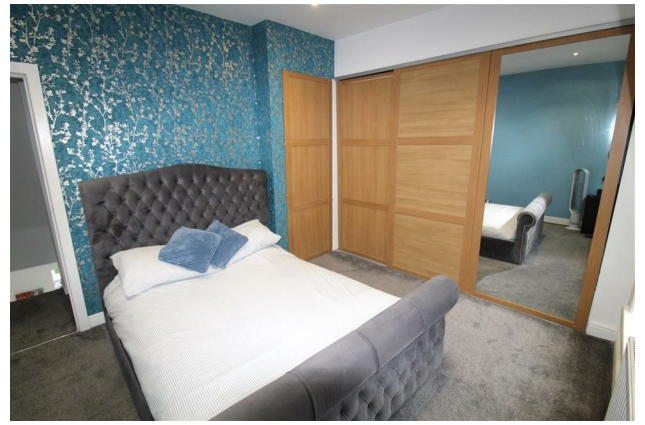
Small Garden Fronted.

**Outside Rear**

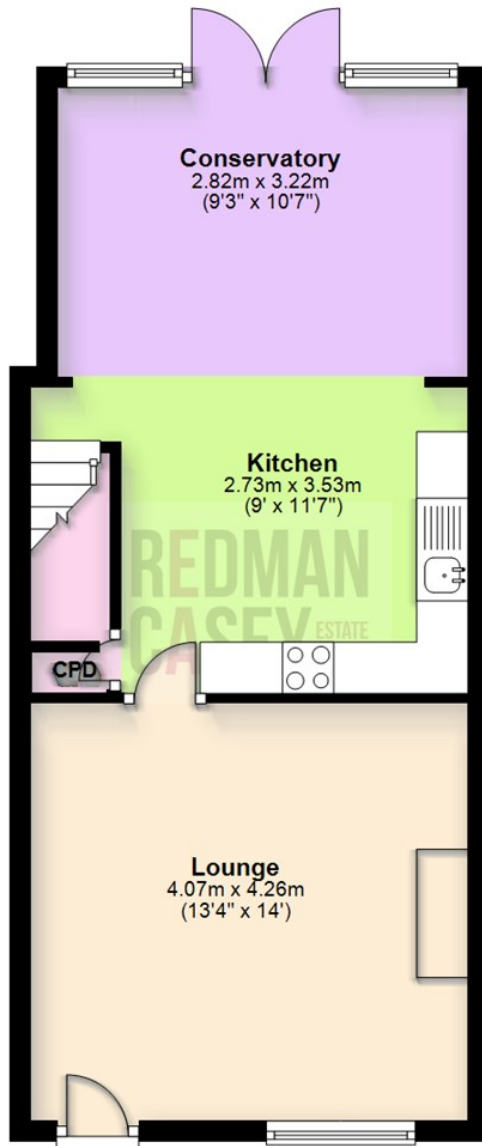
Enclosed private rear garden area.



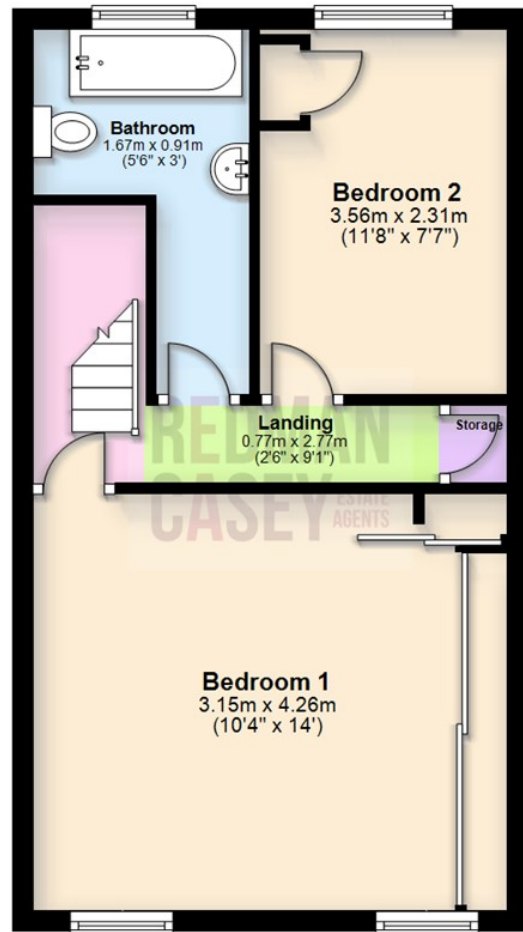




**Ground Floor**  
Approx. 42.9 sq. metres (461.9 sq. feet)



**First Floor**  
Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 78.1 sq. metres (840.4 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 Planit.

### 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 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>		
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Not environmentally friendly - higher CO2 emissions		
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