REDMAN CASEY ESTATE AGENTS

19 Oxford Road, Lostock, Bolton, Lancashire, BL6 4AY

£155,000

A townhouse with two double bedrooms in the sought after location of Lostock close to Motorway access and train station ideal for City of Manchester commute and offered with no onward chain and the advantage of a garage. The property comprises, porch, lounge/diner, conservatory, modern styled fitted kitchen with integrated appliances, two double bedrooms and a three piece shower room. Externally well maintained and landscaped garden and patio style areas to the front and rear. Internal inspection is recommended to fully appreciate.

- No Chain
- Separate Garage
- Conservatory
- Two Double Bedrooms
- Close To Motorway & Train Station
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Positioned on Oxford road, Lostock this two bedroom townhouse offered with no onward chain and having the benefit of being ideally located for easy access to the motorway and train station providing routes to major cities such as Manchester and also within a short distance to Middlebrook retail park, the village centre of Horwich and local schools. The property briefly comprises; porch, lounge/diner, conservatory, fitted kitchen with integrated appliances, two double bedrooms, three piece shower room and pleasant and well maintained garden and patio areas to the front and rear. The property also benefits form having a single garage. Early viewing is recommended to fully appreciate.

Porch 3'1" x 5'4" (0.94m x 1.62m)
Entrance porch with door providing access to the lounge/diner.

Lounge/Diner 13'7" x 17'0" (4.14m x 5.17m)
Feature fireplace with gas fire and ornate surround, power points, wall mounted radiator,double glazed window to front elevation, door to kitchen, sliding glass panelled door to conservatory, stairs rise to upper level.

Conservatory
Access via the lounge diner to conservatory, tiled style flooring, door leads to the rear garden, wall mounted radaitor.

Kitchen 13'7" x 8'2" (4.14m x 2.48m)
Access via the lounge/diner with a range of wall and base units with contrasting work surfaces and splash back tiling, power points, tiled flooring, inset sink with mixer tap, integrated fridge, freezer, dishwasher and washing machine. Integrated oven, microwave, separate gas hob with extractor over, double glazed window to front, door leads to rear.

landing
Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 13'7" x 9'7" (4.14m x 2.91m)
Good sized double room with space for free standing or built in wardrobes, power points, wall mounted radiator, double glazed windows to front and rear aspects.

Bedroom 2 13'7" x 8'5" (4.14m x 2.57m)
Another good sized double room with double glazed windows to front and rear aspects, space for wardrobes, power points, wall mounted radiator.

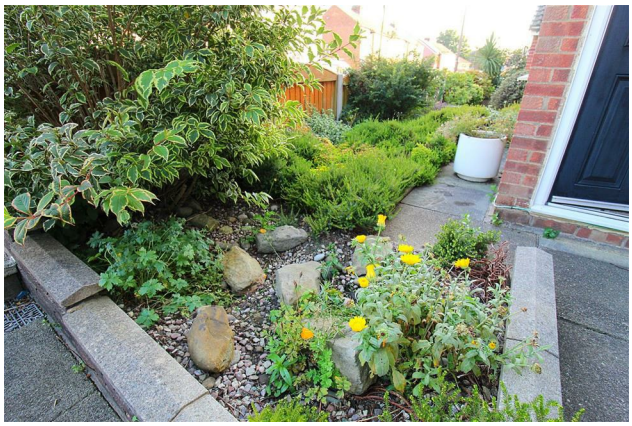
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Bathroom
Three piece shower room, low level W.C., pedestal mounted vanity wash basin, shower cubicle, tiled floor, tiled elevations, wall mounted heated towel rail, double glazed frosted window.

Outside
To the front stone flagged path, soil bedded area with gravel bedded section and variety of planted foliage, flowers and shrubs.

To the rear a stone flagged patio, artificial grassed area, soil bedded area well stocked with seasonal plants and foliage.

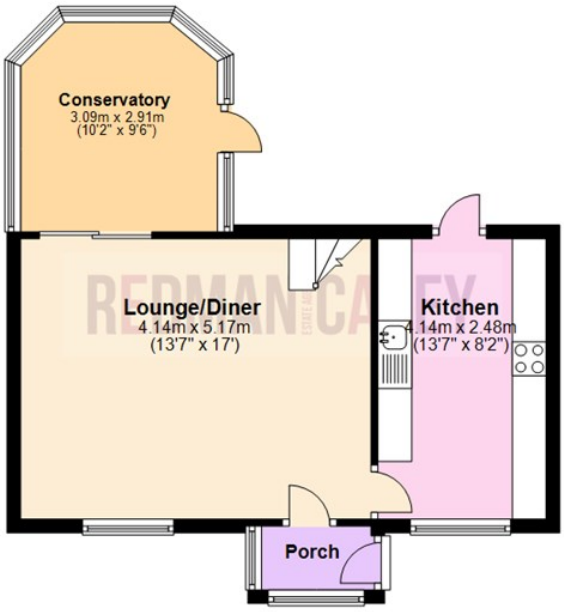
Garage
Single garage situated away from the property towards the end of the street with up and over door potentially providing off road parking or general storage.



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

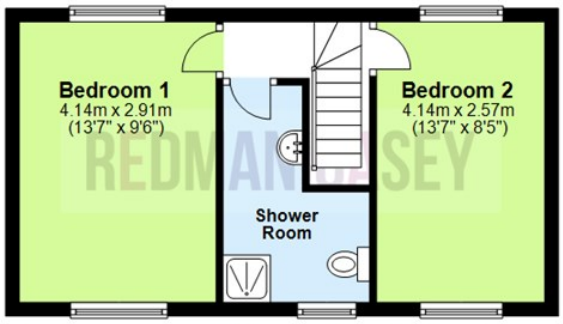
Ground Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



First Floor

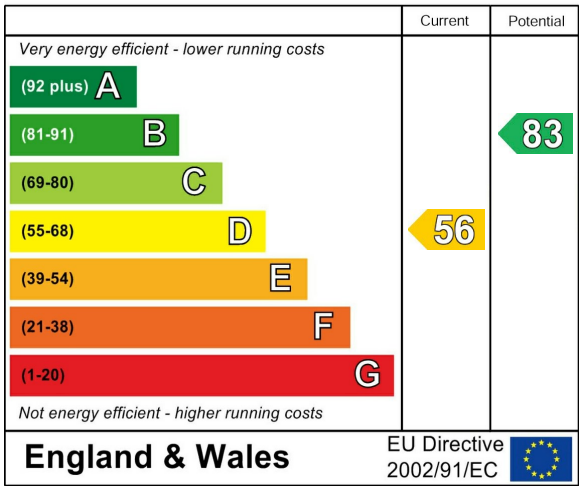
Approx. 32.1 sq. metres (345.6 sq. feet)



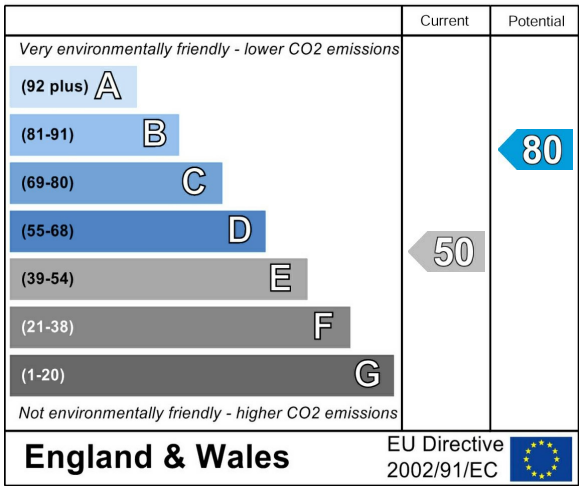
Total area: approx. 74.8 sq. metres (804.8 sq. feet)

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



Environmental Impact (CO_2) Rating



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk