

36 Chew Moor Lane, Lostock, Bolton, Lancashire, BL6 4HH



## Offers In The Region Of £210,000

Stunning two bedroom cottage, having been extended and renovated to a high standard throughout this property is a credit to the current owners. Offering excellent accommodation the property is ideally located for access to local amenities, transport links and countryside. Viewing is essential to appreciate all that is on offer, two generous bedrooms, spacious lounge, extended living dining kitchen with bi fold doors to rear gardens brining the outside in make this a property not to be missed.

- Spacious Lounge
- Rear Garden with Patio and Decking
- Shower Room
- Ideally Located
- Stunning Living Kitchen Diner
- 2 Generous Bedrooms
- Viewing Essential
- EPC Rating TBC



Located on the edge of Chew Moor Village this stunning cottage has been comprehensively renovated and extended to create a superb home. The property briefly comprises :- Porch, lounge / dining room, stunning fitted kitchen open plan to living area with built in and integrated appliances breakfast bar and bi fold doors opening out onto a rear patio. To the first floor there are two generous bedrooms the master with fitted wardrobes and a shower room fitted with a three piece suite. Outside there is a lovely rear garden with patio, timber decking and artificial lawn fully enclosed and gated access to the rear. Viewing is essential to appreciate all that this superb cottage has to offer.



## Porch

Laminate flooring, double glazed entrance door, door to:

### **Dining Room 14'2" x 13'11" (4.31m x 4.25m)**

UPVC double glazed window to front, feature fireplace with flagged hearth, wood burning stove with glass door in chimney, timber mantle over, radiator, laminate flooring, two wall lights, door to built-in under-stairs storage cupboard.



## Hall

Laminate flooring, door to:

### **Living/Kitchen/Diner 17'5" x 13'11" (5.32m x 4.25m)**

Fitted with a matching range of Navy blue base and eye level units with brushed gold effect handles, underlighting, drawers, cornice trims and contrasting marble effect gloss worktop space, 1+1/2 bowl composite sink unit with single drainer and swan neck mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in eye level electric fan assisted oven, four ring halogen hob with extractor hood over, wine cooler, two double glazed velux skylight, Feature vertical radiator, Feature vertical single radiator, ceramic tiled flooring, ceiling with recessed low-voltage spotlights, carpeted stairs to first floor landing, bi-fold door.



## Landing

Door to:

### **Bedroom 1 14'2" x 13'11" (4.31m x 4.25m)**

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, radiator with ceiling rose and recessed low-voltage spotlights.



### **Bedroom 2 11'9" x 7'8" (3.58m x 2.33m)**

UPVC double glazed window to rear, radiator.



## Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan full height ceramic tiling to all walls, window to rear, Upvc panelled ceiling with recessed spotlights.

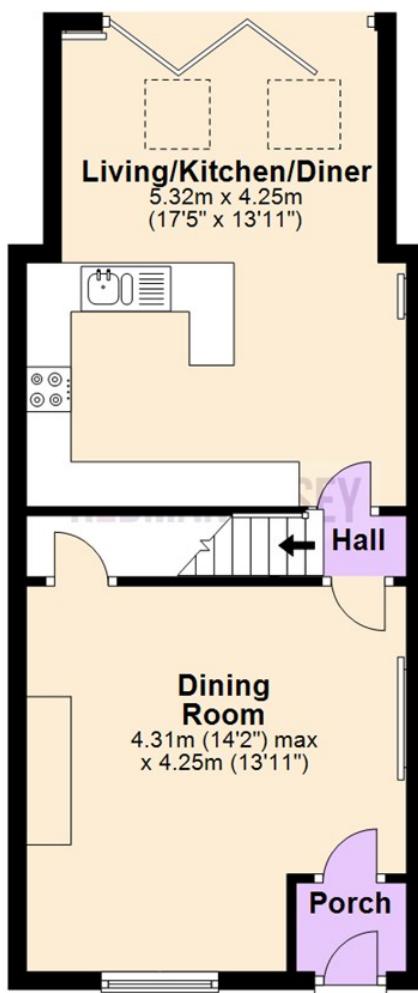
## Outside

Private rear garden, enclosed by timber fencing to rear and sides with artificial lawned area, paved pathway, rear gated access, large paved sun patio with timber decking area.



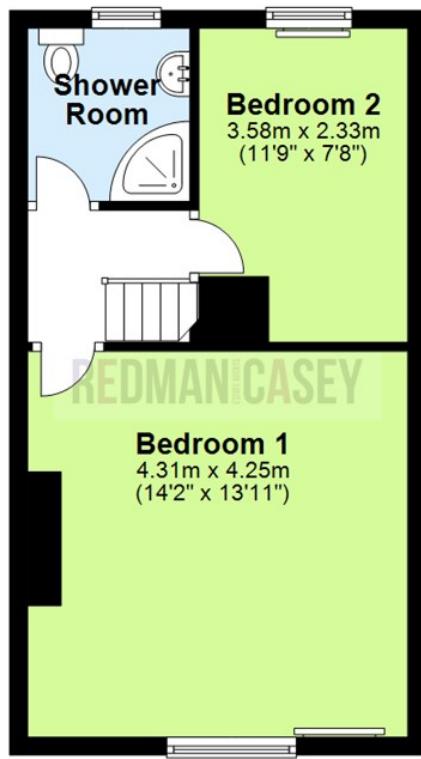
## Ground Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 76.6 sq. metres (824.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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