REDMAN CASEY ESTATE AGENTS

111 Lostock Lane, Lostock, Bolton, BL6 4GG

Offers In The Region Of £115,000

Generously proportioned two double bedroom first floor apartment, ideally located for transport links to Manchester, Preston and beyond, for both road and rail. It is ideally positioned adjacent to the Middlebrook Retail park and the Parklands office park. Ideal for a young couple or sharers, this would make an ideal first purchase or buy to let investment. Sold with no chain and vacant possession viewing is highly recommended

- First Floor Apartment
- Ensuite to Master
- Modern Bathroom
- EPC Rating B
- Open Plan Modern Fitted Kitchen
- Fitted Wardrobes To Master Bedroom
- Allocated Parking Space

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

This spacious and well-presented apartment offers modern living accommodation in the ever popular location of Lostock.. The property is within walking distance of Middlebrook Retail Park and all its amenities as well being well placed for transport links. The apartment comprises of an open plan lounge kitchen diner with integrated appliances and there is floor to ceiling windows with access to a decked balcony area. The master bedroom comes with an en-suite shower room, fitted wardrobes and access to a second decked balcony area. There is a further double bedroom and three-piece family bathroom suite. The property is well presented and decorated throughout with a white colour scheme and grey modern fitted carpets. The property also has the added benefit of intercom access and allocated parking.

Entrance Hall
UPVC double glazed window to side, radiator, intercom controlled entrance door to entrance Lobby, door to:

Cupboard
Built-in storage cupboard.

Lounge/Kitchen/Diner 15'5" x 20'2" (4.70m x 6.15m)
Fitted with a matching range of modern white base and eye level units with drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, four uPVC double glazed windows to side, three radiators, wall mounted concealed gas boiler serving heating system and domestic hot water, door to:

Balcony
Sitting area with timber decking floor

Bedroom 1 13'5" x 15'3" (4.09m x 4.66m)
Fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, bedside cabinets, radiator, door to:

En-suite
Fitted with three piece suite comprising pedestal wash hand basin with mixer tap, tiled shower enclosure and low-level WC, wall mounted mirror, shaver point and light, radiator.

Balcony 9'4" x 2'7" (2.84m x 0.78m)
sitting area with timber decking floor

Bedroom 2 9'4" x 10'5" (2.84m x 3.17m)
UPVC double glazed window to side, radiator.

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Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric hand shower attachment over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, half height ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, vinyl tiled flooring.

Outside
Communal gardens with allocated parking for 1 car

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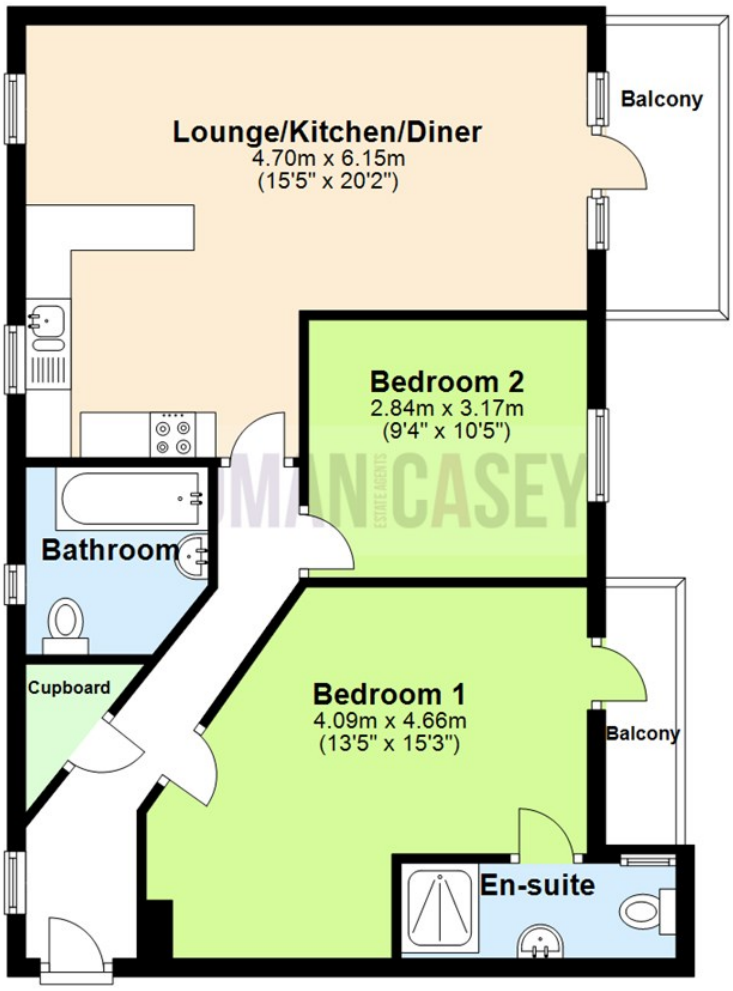
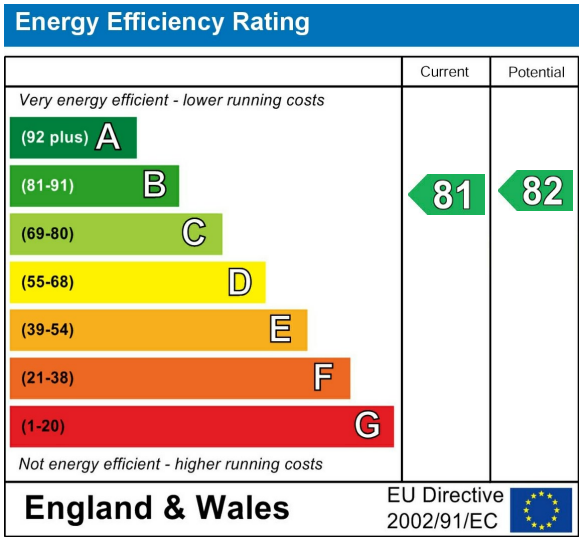
First Floor

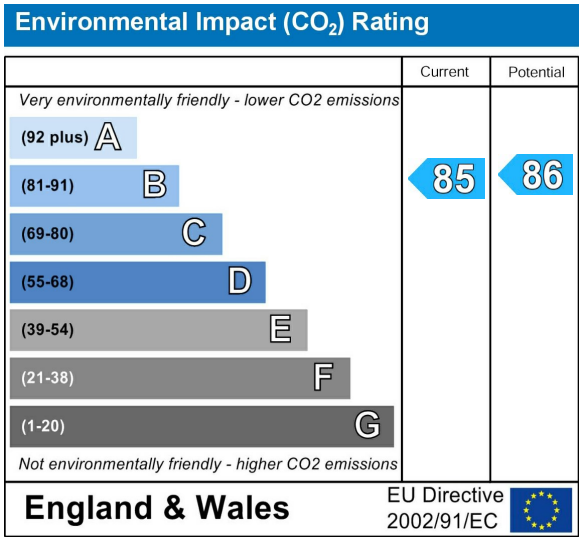
Approx. 64.7 sq. metres (696.6 sq. feet)



Total area: approx. 64.7 sq. metres (696.6 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.





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