

4 Fall Birch Road, Lostock, Bolton, BL6 4LF



Offers In The Region Of £225,000

Detached 2 double bedroom true bungalow, set in a generous plot but needing a comprehensive update.

Ideally located on this highly sought after road this property offers someone a unique opportunity to put their own stamp onto this fantastic home. The bungalow offers excellent accommodation with 2 reception rooms, kitchen and utility, 2 double bedrooms and bathroom. Outside there are generous gardens to front and rear and a driveway leading to a small garage. Sold with no chain and vacant possession, viewing is essential to appreciate the potential on offer.

- Detached True Bungalow
- 2 Double Bedrooms
- Fantastic Location
- EPC Rating TBC
- 2 Reception Rooms
- In Need of Modernisation
- Viewing Essential
- Council Tax Band D



Situated on Fall Birch Road in Lostock this delightful two double bedroom detached true bungalow is not one to be missed. Offering the buyer a fantastic opportunity to remodel and put their own stamp and a potential forever home. Ideally located for access to Middlebrook retail park, local amenities, schools and transport links for motorway and railway network, the bungalow comprises: Porch, entrance hall, lounge, separate dining room, kitchen and utility room, two double bedrooms and bathroom fitted with a three piece suite. Outside there are gardens to the front with driveway to the side leading to a small detached garage and enclosed rear gardens. The property is in need of a full and comprehensive renovation throughout and is sold with no chain and vacant possession. Viewing is essential to appreciate the potential on offer.

Porch

Leaded window to front with stained glass, tiled, hardwood part glazed entrance door, door to:

Entrance Hall

Double radiator, door to storage cupboard, frosted leaded window to front with stained glass.

Lounge 11'5" x 11'10" (3.47m x 3.60m)

Circular hardwood sealed unit double glazed leaded window to side, hardwood sealed unit double glazed leaded window to front, wall mounted gas fire.

Dining Room 10'8" x 11'10" (3.24m x 3.60m)

Hardwood sealed unit double glazed window to side, wall mounted gas fire, radiator, door to:

Kitchen 6'6" x 11'10" (1.99m x 3.60m)

Fitted with a matching range of base and eye level cupboards with contrasting round edged worktops, twin bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, gas point for cooker with extractor hood over, frosted window to side, hardwood sealed unit double glazed window to side, window to side, radiator, ceramic tiled flooring, door to:

Utility 4'7" x 11'10" (1.39m x 3.60m)

Base and eye level cupboards, plumbing for washing machine, hardwood sealed unit double glazed window to rear, ceramic tiled flooring, sloping ceiling, uPVC double glazed door to garden, door to:

Bedroom 1 11'5" x 11'10" (3.47m x 3.60m)

Hardwood sealed unit double glazed leaded window to front, radiator.

Bedroom 2 10'8" x 11'10" (3.25m x 3.60m)

Hardwood sealed unit double glazed window to rear, radiator.



Bathroom

Fitted with three piece suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, hardwood frosted sealed unit double glazed window to rear, airing cupboard housing, pre-lagged hot water cylinder, radiator, ceramic tiled flooring, door.

Outside

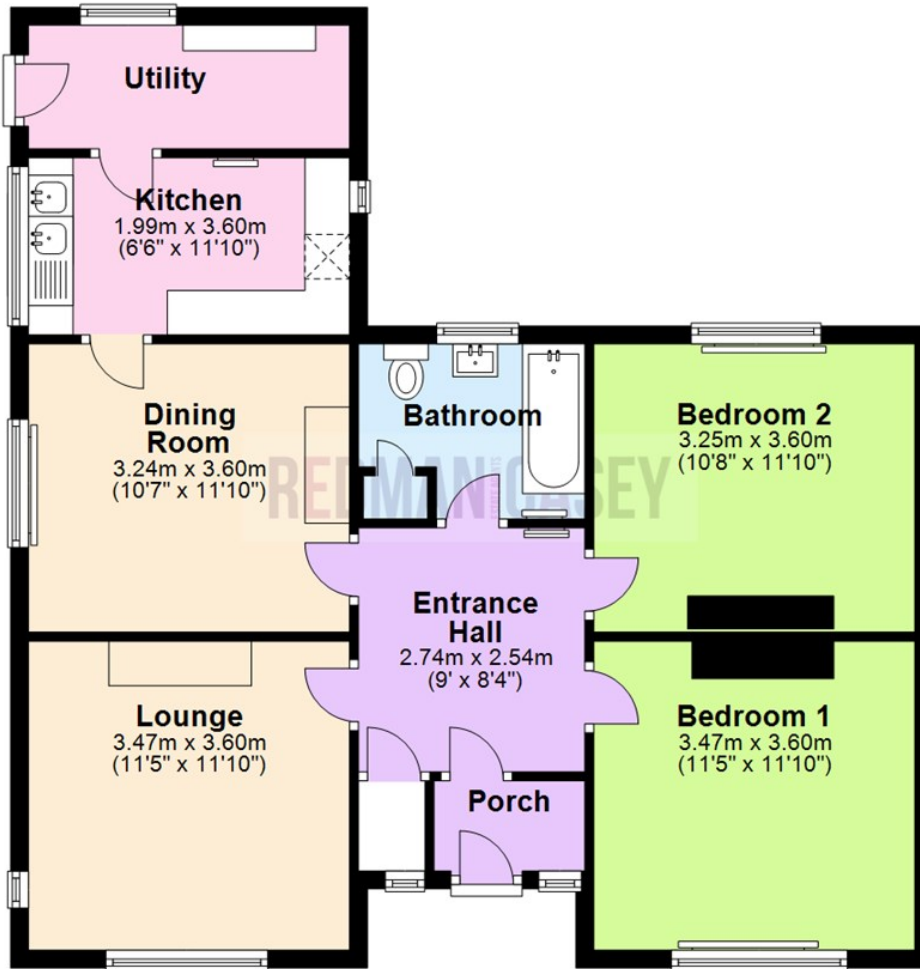
Front garden, enclosed by dwarf brick wall and mature hedge to front and sides, driveway to the front and side leading to garage and car parking spaces, leading to front entrance door with lawned area and mature flower and shrub borders.

Rear garden, enclosed by mature hedge to rear and sides with grassed area and mature flower and shrub borders.



Ground Floor

Approx. 78.2 sq. metres (841.7 sq. feet)



Total area: approx. 78.2 sq. metres (841.7 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 |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

