

1021 Chorley New Road, Lostock, Bolton, BL6 4LW



## Offers In The Region Of £220,000

Four bedroom extended semi detached property located in a superb residential location. Close to local primary and secondary schools, local shops and major transport links for easy commute to both Manchester and Preston. The property benefits from double glazing, gas central heating, off road parking and large rear garden with patio seating area. There is an opportunity and space to extend if correct planning is applied for and granted. Viewing is recommended to appreciate the space, position and opportunity this property has to offer.

- Extended
- Semi Detached
- Gas Central Heating
- Room To Extend.
- Awaiting EPC
- Four Bedroom
- Off Road Parking
- Large Garden To Rear
- Council Tax Band B



Four bedroom extended semi detached property located in a superb residential location. Close to local primary and secondary schools, local shops and major transport links for easy commute to both Manchester and Preston. The property comprises:- Entrance hall, lounge, dining room, kitchen and large storage space. To the first floor there are four bedroom and a family bathroom. The property benefits from double glazing, gas central heating, off road parking and large rear garden with patio seating area. There is an opportunity and space to extend if correct planning is applied for and granted. Viewing is recommended to appreciate the space, position and opportunity this property has to offer.

### Hallway

UPVC double glazed window to front, radiator, stairs, uPVC double glazed entrance door to front, door to:

### Dining Room 12'10" x 10'4" (3.91m x 3.16m)

Window to rear, uPVC double glazed window to rear, wall mounted gas fire fireplace, open plan, door to:

### Lounge 10'6" x 10'4" (3.20m x 3.16m)

Window to front, uPVC double glazed window to side, radiator.

### Kitchen 7'2" x 13'10" (2.18m x 4.22m)

Range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge/freezer, five ring gas hob, two uPVC double glazed windows to rear, radiator, open plan, door to:

### Storage

Door.

### Bedroom 1 11'5" x 10'0" (3.47m x 3.05m)

Window to front, uPVC double glazed window to front, radiator, door to:

### Landing

Door to:

### Bedroom 4 6'3" x 7'1" (1.91m x 2.16m)

UPVC double glazed window to front, radiator.

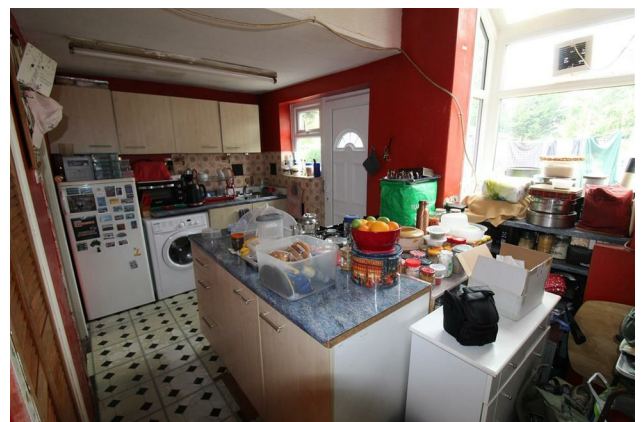
### Bedroom 2 12'1" x 10'4" (3.68m x 3.16m)

UPVC double glazed window to rear, window to side, radiator.

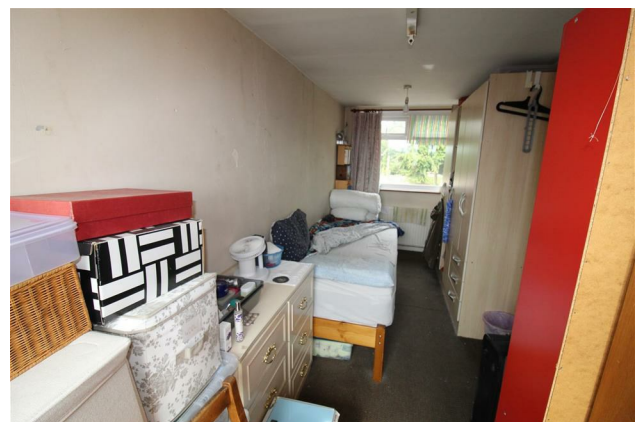
### Bathroom

Three piece suite comprising deep panelled bath, vanity wash hand basin with storage under and mixer tap, shower with over and folding glass screen and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

### Bedroom 4 16'11" x 6'5" (5.15m x 1.96m)

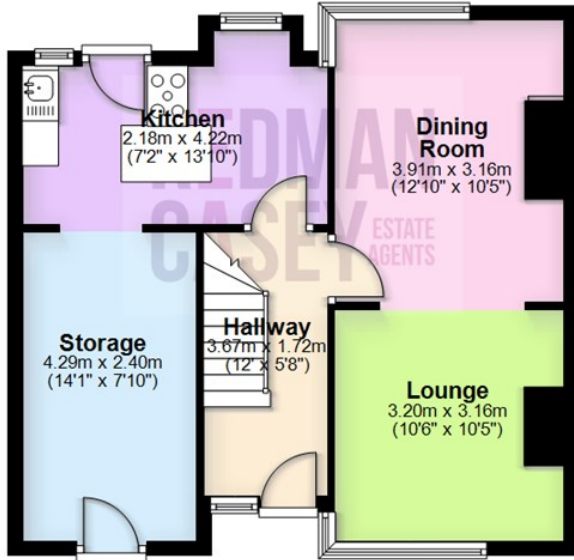


UPVC double glazed window to rear, uPVC double glazed window to front, two radiators.



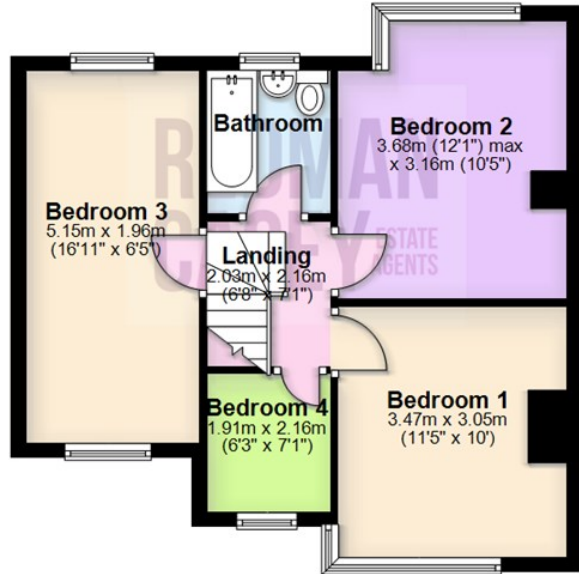
### Ground Floor

Approx. 50.6 sq. metres (544.4 sq. feet)



### First Floor

Approx. 46.1 sq. metres (495.7 sq. feet)



Total area: approx. 96.6 sq. metres (1040.1 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) <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 CO <sub>2</sub> 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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