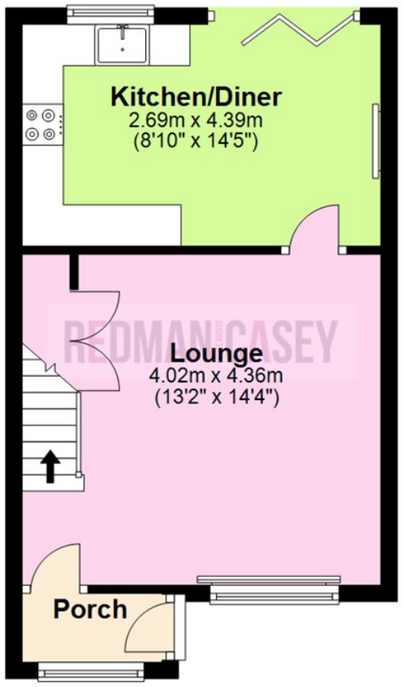
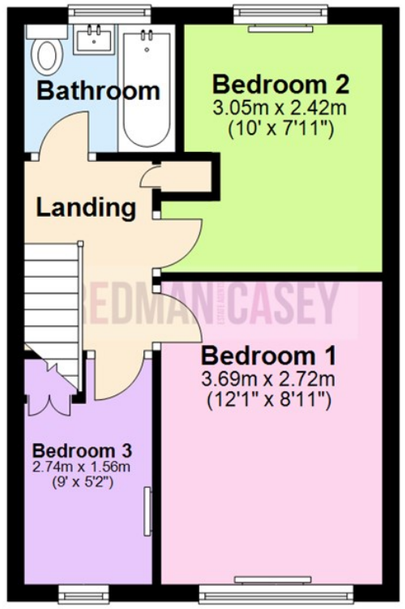
## Ground Floor
Approx. 31.4 sq. metres (337.6 sq. feet)



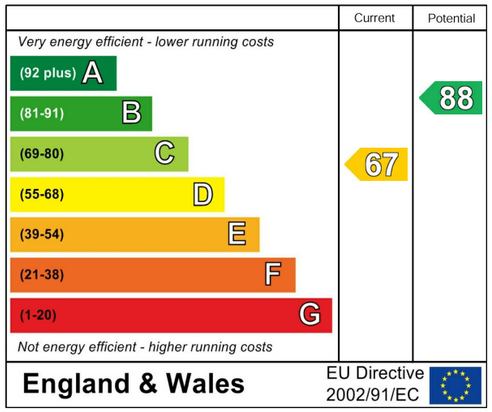

## First Floor
Approx. 29.8 sq. metres (321.1 sq. feet)



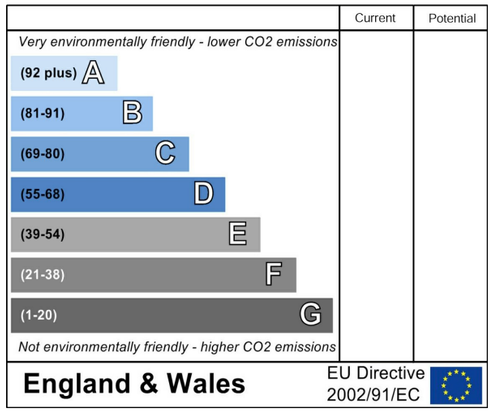

Total area: approx. 61.2 sq. metres (658.8 sq. feet)

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

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REDMAN CASEY ESTATE AGENTS

## 2 Westbank Road, Lostock, Bolton, BL6 4HE

Well presented and improved 3 bedroom end town house situated in this highly sought after location of Lostock. The property offers spacious accommodation along with gardens and parking and is ideally located for local schools and transport links for M61 and Lostock Railway station direct to Manchester within walking distance of the property. Benefiting from gas central heating and double glazing the property is finished to a high standard with superb kitchen and bathroom, viewing is essential to appreciate all that is on offer.

## Offers In The Region Of £200,000

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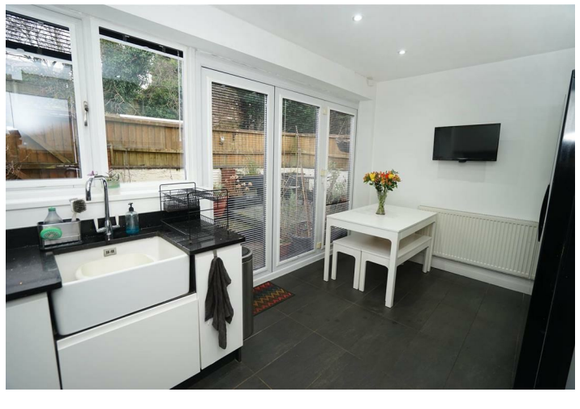

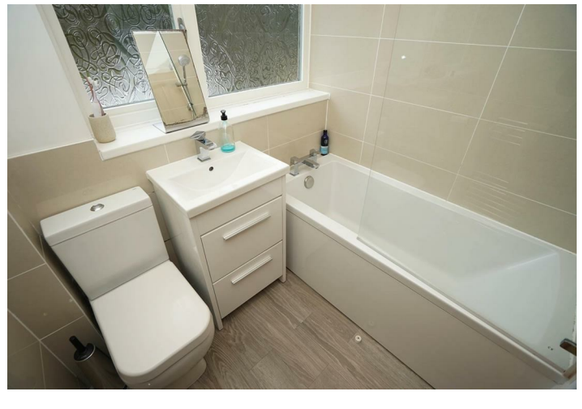

Ideally positioned for access to local amenities along with transport links for M61 and rail links direct to Manchester with Lostock station being within walking distance of the property. The property has been updated and improved and comprises : Porch. lounge, modern white gloss kitchen with quartz worktops and built in appliances. Bi fold doors give access to rear garden. To the First floor there are three bedrooms (please note bedroom 3 is currently being used as an office) and modern bathroom fitted with a three piece white suite. Outside there are enclosed gardens to the front and rear with paved sun patio and large decking area to rear and side. There is also a single garage at the rear of the property in a block of 4. Internal viewing is highly recommended to appreciate the size and condition on offer.

**Porch**
UPVC double glazed window to front, oak flooring, Double glazed composite entrance door, door to:

**Lounge**
13'2" x 14'4" (4.02m x 4.36m)
UPVC double glazed window to front, built-in under-stairs storage cupboard, double radiator, oak flooring, ceiling with recessed low-voltage, Stairs to first floor landing with oak and glass bannister and balustrade, door to:

**Kitchen/Diner**
8'10" x 14'5" (2.69m x 4.39m)
Fitted with a matching range of modern white gloss base and eye level units with drawers and contrasting black sparkle quartz worktops with matching upstands, china butler style sink unit with swan neck mixer tap, plumbing for washing machine, space for American style fridge/freezer, built-in twin eye level electric fan assisted ovens, four ring halogen hob with extractor hood over, built in wine fridge, uPVC double glazed window to rear, radiator, ceramic tiled flooring, uPVC double glazed bi-fold doors to garden.

**Landing**
Built-in storage cupboard, access to 3/4 boarded loft with pull down ladder and light connected, door to:

**Bedroom 1**
12'1" x 8'11" (3.69m x 2.72m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, radiator, oak flooring, ceiling with recessed spotlights.

**Bedroom 2**
10'0" x 7'11" (3.05m x 2.42m)
UPVC double glazed window to rear, radiator.

**Bedroom 3**
9'0" x 5'1" (2.74m x 1.56m)
UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator, double door, door to:

**Bathroom**
Refitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, ceramic tiling to all walls, heated, extractor fan, frosted double glazed window to rear, vinyl tiled flooring.

**Outside**
Front garden with gravelled area and paved pathway leading to front entrance door, enclosed by dwarf brick wall to front and side. Rear garden, enclosed by timber fencing to rear and sides, paved sun patio, timber decking area, timber greenhouse to the side, rear gated access leading to a single garage in a block of 4.