REDMAN CASEY ESTATE AGENTS

# 1474 Junction Road West, Lostock, Bolton, BL6 4EG

## £399,000

Beautifully presented extended three bedroom semi detached in the very popular residential location of Lostock. With views over agricultural land and the Rumworth lake at the front and winter hill to the rear. and the added benefit of being close to local schools, and amenities with a 5 minuet walk to Lostock station for an easy commute. This property also has the added benefit of being extended and has a orangery / garden room leading to a private well stocked garden and patio area.
Viewings are highly recommended to appreciate the condition, location and all that is on offer.

- Three Bedrooms
- Extended
- Utility Room
- Garage /Off Road Parking
- EPC Rating E
- Semi Detached
- Garden Room
- Modernised To High Standard
- Gardens Front And Rear
- Council Tax D

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Modernised to an extremely high standard this extended three bedroom property comprises:- Entrance hall, lounge, kitchen, dinning area, utility, orangery/garden room garage. to the first floor there a three spacious bedrooms two are double with the master having and En-suite and family bathroom. To the outside front there is a private driveway for two vehicles and a garden, the rear has a private enclosed garden and patio seating area..
Situated in the popular residential location of Lostock, close to Lostock Station, local schools and amenities with view over agricultural land to the Rumworth Lake and Winter hill to the rear. This property has been finished to a very high standard offering spacious living in style in a semi rural setting. Viewing is highly recommended to appreciate the condition and location and to avoid disappointment.

**Inner Hallway**
UPVC double glazed window to front, stairs, door to:

**Lounge 18'2" x 10'11" (5.53m x 3.33m)**
UPVC double glazed bay window to front, coal effect gas open fire fireplace set in ornate marble surround, double radiator, hardwood glazed entrance double door to:

**Kitchen/Breakfast Room 9'7" x 18'5" (2.92m x 5.61m)**
With a matching range of base and eye level units and cupboards with underlighting, drawers, cornice trims and marble worktop space over, polycarbonate sink with mixer tap and ceramic tiled splashbacks, space for fridge/freezer, built-in eye level electric fan assisted oven, four ring electric hob with extractor hood over, built-in microwave, uPVC double glazed frosted entrance door to side, open plan, open plan to Orangery, open plan to:

**Dining Room 10'5" x 7'2" (3.18m x 2.18m)**
UPVC double glazed window to side, double radiator, door to:

**Utility Room 9'5" x 8'0" (2.87m x 2.44m)**
Fitted with a matching range of base and eye level units with worktop space over with drawers, belfast sink with mixer tap taps and tiled splashbacks, plumbing for automatic washing machine, vent for tumble dryer, uPVC opaque double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed opaque entrance door to rear, door to:

**Orangery/Garden Room.**
Two windows to side, ceiling lantern double glazed, wood burning stove, folding door uPVC metal double glazed entrance double bi-fold door to rear.

**Garage**
Electric garage door, power and lighting.

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**Landing**
Door to:

**Bedroom 1 9'3" x 9'4" (2.82m x 2.85m)**
UPVC double glazed bay window to front, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with full-length mirrored sliding door, hanging rails, shelving and overhead storage, double radiator, two double doors, door to:

**En-suite**
Three piece suite comprising wash hand basin in vanity unit with mixer tap and ceramic tiling to all walls, recessed shower cubicle with glass screen and close coupled WC, uPVC double glazed window to front, heated towel rail.

**Bedroom 2 8'6" x 9'4" (2.59m x 2.85m)**
UPVC double glazed window to rear, fitted range of wardrobes wardrobe(s) with full-length mirrored sliding door, hanging rail, shelving and overhead storage, double radiator, double door, door to:

**Bedroom 3 10'2" x 7'7" (3.11m x 2.32m)**
UPVC double glazed window to front, double radiator.

**Bathroom**
Four piece suite comprising deep bath with shower cubicle with glass screen and mixer tap, wash hand basin with mixer tap and ceramic and tiling to all walls and low-level WC, two uPVC obscure double glazed windows to rear, heated towel rail.

**Outside Front**
Off road parking, garden with mature planting of flower beds with shrubs.

**Outside Rear**
Enclosed garden with mature planting of shrubs and trees, patio seating area.

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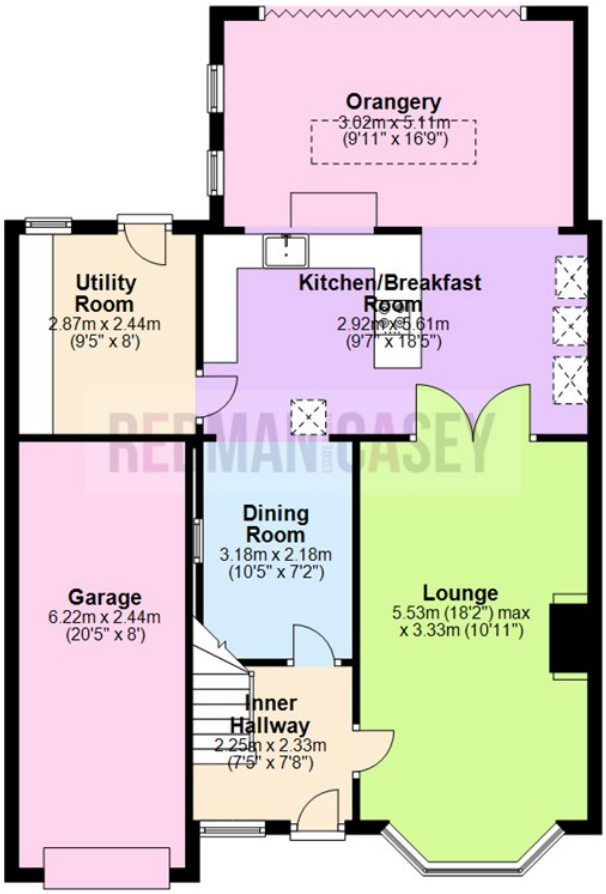
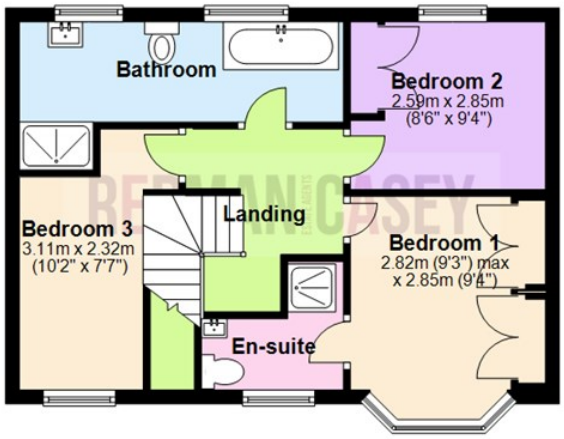
## Ground Floor

Approx. 87.5 sq. metres (942.0 sq. feet)




## First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)




Total area: approx. 129.5 sq. metres (1394.4 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 ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO2 emissions* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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