

31 St. Johns Road, Lostock, Bolton, Lancashire, BL6 4ET



Offers In The Region Of £140,000

Two bedroom mid terraced property requiring updating but offering excellent potential for a first time buyer on investor as a buy to let. The property is ideally located for access to Lostock Junction railway station and access to open countryside. Also benefitting from gas central heating, double glazing and allocated parking space to the rear. Sold with no chain and vacant possession. Viewing highly recommended.

- Two Bedrooms
- No Chain
- Dining Kitchen
- In Need of Updating
- Good Sized Lounge
- EPC Rating D



Situated in this highly sought after village offering excellent access to open countryside and a short distance from Lostock train station this two bedroom mid terraced property offers a great opportunity for a first time buyer or investor, requiring some updating the property comprises :- Lounge, dining kitchen, fitted with pine base and wall units. To the first floor there are two bedrooms and bathroom fitted with a three piece white suite. Outside there is a courtyard garden to the rear with patio and storage shed and an allocated parking space on the road behind the property. Sold with no chain and vacant possession viewing is highly recommended.

Lounge 13'3" x 13'1" (4.04m x 4.00m)

UPVC double glazed entrance door, uPVC double glazed window to front, living flame effect gas fire set in brick built surround and extended brick plinths to either side, double radiator, laminate flooring, two wall lights, coving to ceiling, stairs to first floor landing, door to:

Kitchen/Diner 8'8" x 13'1" (2.63m x 4.00m)

Fitted with a matching range of pine fronted base and eye level cupboards with worktop space, breakfast bar, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, radiator, ceramic tiled, coving to ceiling, wall mounted gas boiler serving heating system and domestic hot water, uPVC double glazed rear door.

Landing

Door to:

Bedroom 1 13'3" x 10'0" (4.05m x 3.04m)

UPVC double glazed window to front with views of open countryside, built-in double wardrobes with full-length mirrored sliding doors and hanging rails, radiator.

Bedroom 2 8'8" x 6'11" (2.64m x 2.10m)

Window to rear, radiator.

Bathroom

Fitted with three piece white suite comprising deep panelled bath with shower attachment over and mixer tap, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

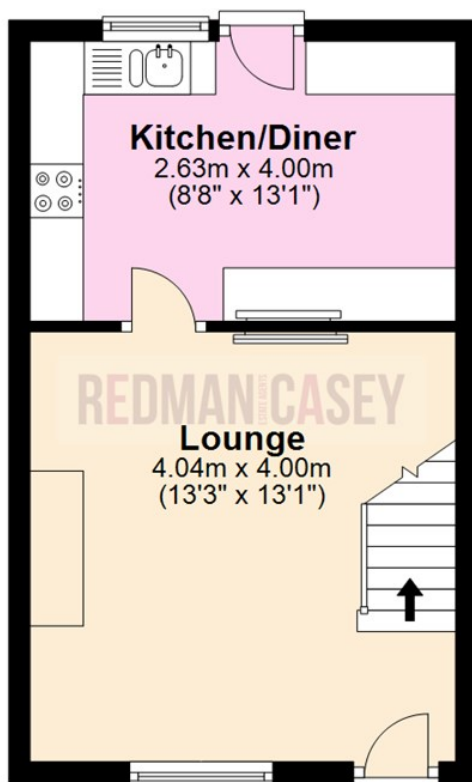
Outside

Rear garden, paved courtyard, rear gated access, timber garden shed, enclosed by timber fencing rear and sides, allocated parking space for one car.



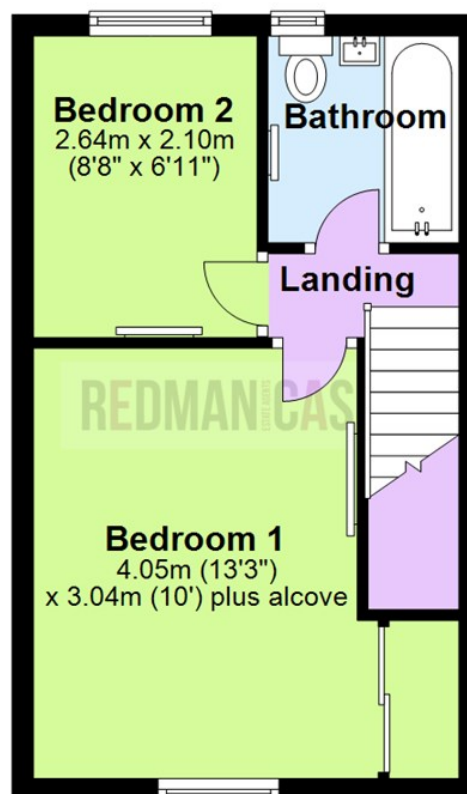
Ground Floor

Approx. 27.1 sq. metres (291.5 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)




Total area: approx. 54.6 sq. metres (587.6 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.

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 