

39 Oxford Road, Lostock, Bolton, BL6 4AY



Asking Price £190,000

Three bedroom spacious mid terraced property. Situated in the very popular and sought after location of Lostock, close to local schools, shops amenities and rail and motorway links. This spacious home benefits from being double glazed, gas central heating, and is being sold with vacant possession and no onward chain, viewing is recommended to appreciate the location, space and condition this home has to offer.

- Three Bedroom
- Freehold
- No Chain
- EPC Rating C
- Double Glazed
- Mid Terraced
- Vacant Possession
- Council Tax Band B
- Good Transport Links
- Gas Central Heating



Spacious three bedroom mid terraced property. Located in the residential area of Lostock, close to local primary and secondary schools, with good road and rail links making commute to Manchester and Preston easy, local shops and all amenities. This home comprises:- Entrance porch, hallway, open plan lounge dining room, separate kitchen area. To the first floor there are three double bedroom and a family bathroom. Benefits from double glazing, gas central heating, with outside space to front and rear. This freehold property will be sold with vacant possession and no onward chain. Viewing recommended to appreciate the space, condition and location of this home.



Inner Porch 3'11" x 2'11" (1.19m x 0.89m)

Hardwood glazed entrance door to front,

Hall 12'4" x 2'11" (3.77m x 0.89m)

Double radiator, stairs,

Lounge 12'0" x 11'9" (3.66m x 3.58m)

UPVC double glazed window to front, coal effect electric fire with set in, surround and chimney breast, double radiator.



Dining Room 13'11" x 11'9" (4.24m x 3.58m)

UPVC double glazed window to rear, coal effect electric fire with set in and chimney breast, double radiator, open plan, :



Kitchen 6'7" x 8'2" (2.00m x 2.49m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, gas hob with extractor hood over, uPVC double glazed window to side, double radiator, uPVC double glazed entrance door to side.



Bedroom 1 12'0" x 15'0" (3.66m x 4.57m)

UPVC double glazed window to front, double radiator, :

Bedroom 2 9'1" x 8'2" (2.76m x 2.49m)

UPVC double glazed window to rear, double radiator,

Bedroom 3 7'11" x 8'1" (2.42m x 2.46m)

UPVC double glazed window to rear, Storage cupboard, .

Bathroom 5'8" x 8'4" (1.72m x 2.54m)

Three piece suite comprising, low level bath with shower over, pedestal wash basin and WC. radiator. ceramic tiling.

Landing 13'11" x 5'5" (4.24m x 1.65m)

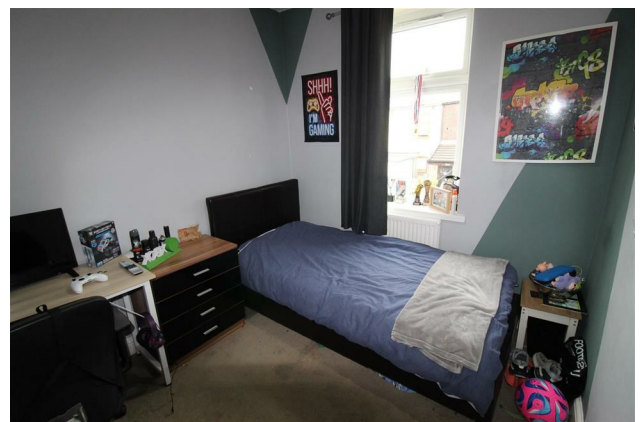
Outside Front

Small enclosed garden area.

Outside Rear

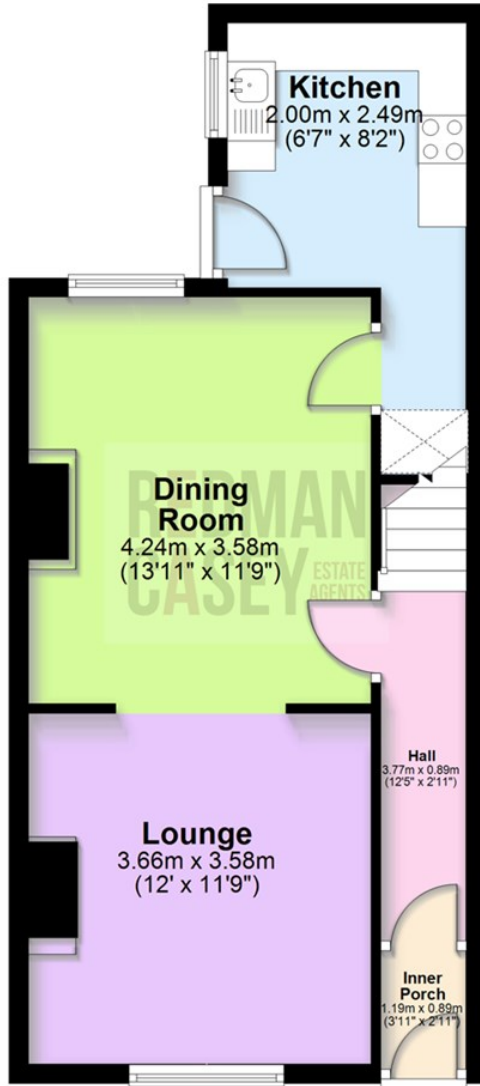
Enclosed rear yard with seating area.





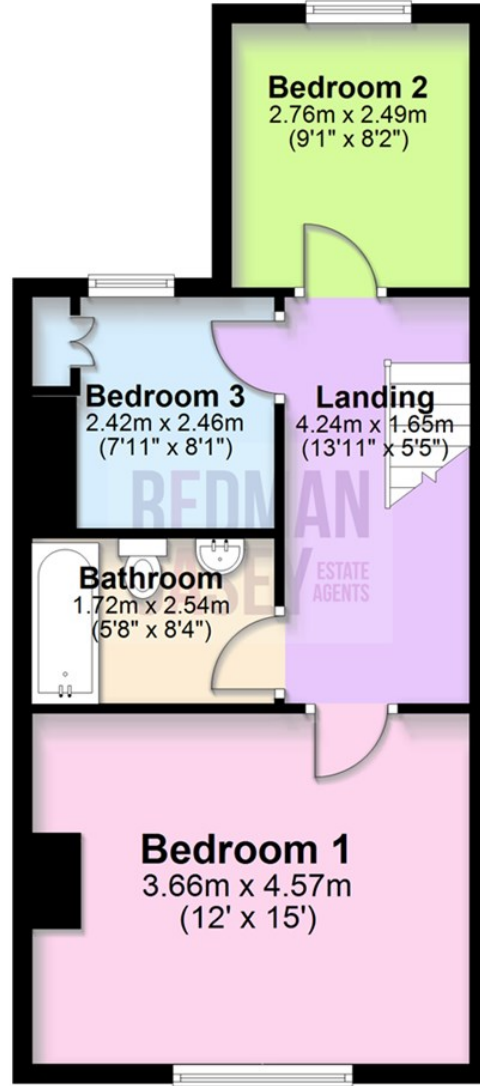
Ground Floor

Approx. 41.8 sq. metres (449.8 sq. feet)
(excluding Inner Porch)



First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 84.1 sq. metres (905.4 sq. feet)

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		
	73	87
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	

