REDMAN CASEY ESTATE AGENTS

395 Tempest Road, Lostock, BL6 4HR

Offers In The Region Of £160,000

Charming mid cottage situated in this highly popular village location of Chew Moor. The property is offered with no onward chain and vacant possession, with lounge, kitchen diner, conservatory, two bedrooms and a three piece bathroom. Externally to the rear there is a patio and lawned garden area ideally located for access to transport links with for both motorway and rail, early viewing essential to fully appreciate.

- Charming 2 Bedroom Cottage
- Fitted Kitchen
- Ideally Located for Access to Railway and Motorway
- EPC Rating D
- Conservatory and Garden To Rear
- Bathroom with Roll Top Bath
- Sold With No Chain
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Welcome to this charming property located on Tempest Road in the sought-after area of Chew Moor. This delightful mid-terrace cottage, built in 1848, offers a perfect blend of historical charm and modern comfort. As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. The property boasts two lovely bedrooms, providing ample space for a small family, guests, or even a home office. The bathroom is well-appointed, offering convenience and functionality. With a total of 617 sq ft of living space, this home provides a comfortable and inviting atmosphere for its residents. The location of this property is truly special, situated in the historic surroundings of Lostock. The area is known for its picturesque streets and friendly community, making it a wonderful place to call home. Don't miss the opportunity to own this piece of history on Tempest Road. Whether you're looking for a cozy home or a savvy investment, this property has the potential to fulfill your desires. Contact us today to arrange a viewing and experience the charm of this lovely mid-terrace house for yourself.

Vestibule
Ceramic tiled flooring, hardwood entrance door, door to:

Lounge 12'9" x 12'0" (3.89m x 3.66m)
Hardwood sealed unit double glazed window to front, fireplace, Feature radiator, ceramic tiled flooring with exposed beams and recessed spotlights, door to:

Kitchen 12'0" x 14'2" (3.66m x 4.32m)
Fitted with a matching range of oak fronted base and eye level units with wood worktops, belfast sink unit with mixer tap, integrated fridge, freezer and washing machine, space for range, hardwood double glazed window to rear, Feature radiator, laminate flooring, ceiling with exposed beams and recessed spotlights, stairs to first floor landing, double door to:

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof and power connected, window to rear, three windows to side, laminate flooring, door.

Landing
Door to:

Bedroom 1 12'1" x 12'0" (3.68m x 3.66m)
Hardwood sealed unit double glazed window to front, radiator, exposed wooden floorboards.

Bedroom 2 9'11" x 7'4" (3.03m x 2.24m)
Hardwood sealed unit double glazed window to rear, radiator, oak flooring.

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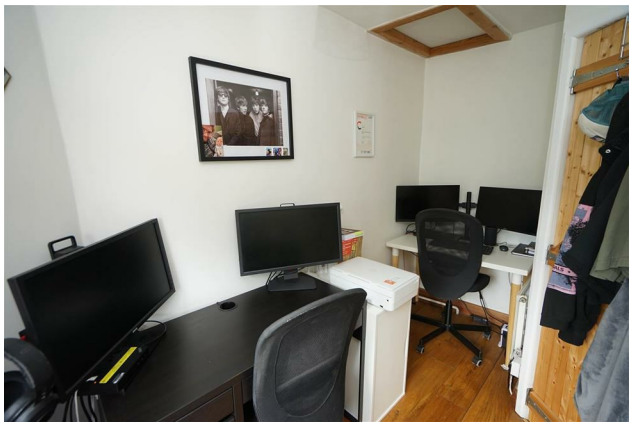
Bathroom
Fitted with three white suite comprising roll top bath with ornamental feet, shower over and matching telephone style mixer tap, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, hardwood frosted sealed unit double glazed window to rear, radiator, oak flooring.

Outside
Rear garden, enclosed by timber fencing to rear and sides, paved sun patio, side gated access, timber garden shed with lawned area and gravelled pathway.



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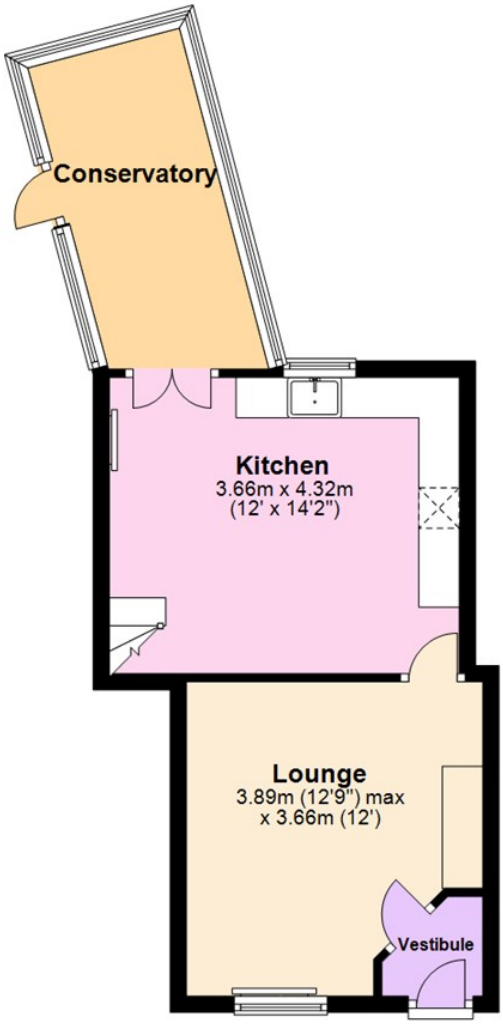
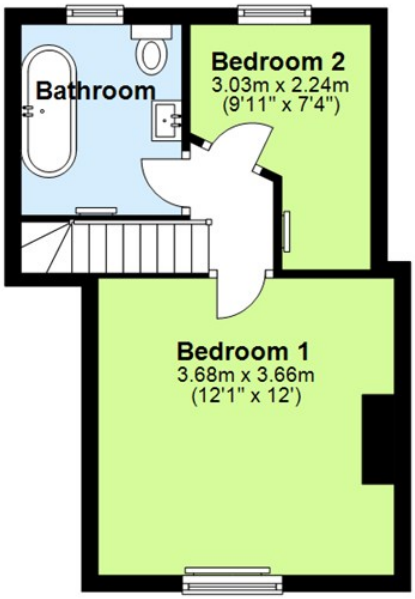
Ground Floor

Approx. 30.4 sq. metres (327.2 sq. feet)



First Floor

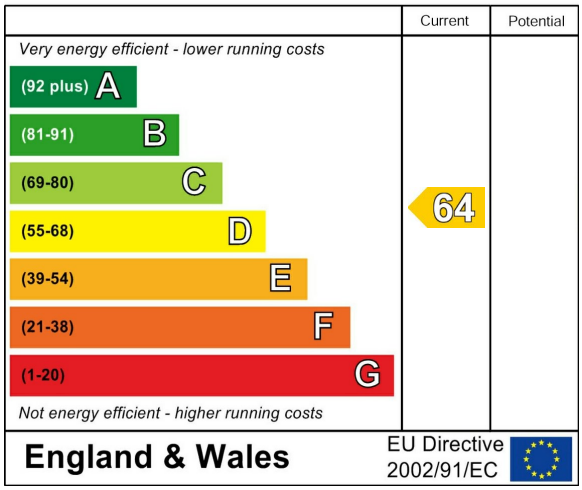
Approx. 26.9 sq. metres (289.8 sq. feet)



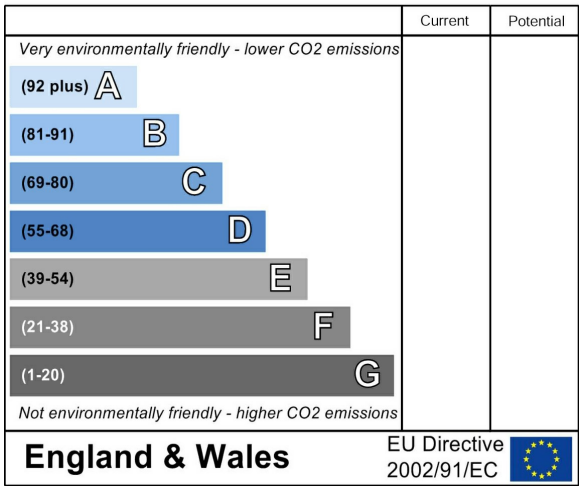
Total area: approx. 57.3 sq. metres (617.0 sq. feet)

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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