

27 Wilson Fold Avenue, Lostock, Bolton, BL6 4LS



## Offers Around £385,000

Three bedroom extended detached property with extensive gardens to rear, off road parking and garage.

Located in a very popular and sought after location of Lostock. Close to local shops, schools both secondary and primary. Easy access to motorway and rail links and Middlebrook retail park. Views of Rivington to the rear and benefitting from double glazing, gas central heating patio dining area mature gardens and space to extend with correct planning permissions in place.

Viewing highly recommended to appreciate the condition, size and location of this property.

- Three Bedroom
- Off Road Parking
- Sought After Location
- Awaiting EPC
- Double Glazed
- Extended Detached
- Gardens Front And Rear
- Council Tax Band D
- Garage
- Gas Central Heating



Extended three bedroom detached property located in a sought after location of Lostock. Close to local shops, schools great motorway and rail links for easy commute to either Manchester or Preston. The property comprises, ;- Entrance porch, hallway, lounge, dining room, lounge, kitchen, downstairs bathroom. garage, To the first floor there are three bedrooms and a family bathroom. Benefitting from double glazing, gas central heating, off road parking garden fronted and large enclosed garden to the rear, with patio seating area and dining area. This family home has room to extend with the correct permissions in place. Viewing is highly recommended to appreciate the condition, size and location of this property.



### **Porch**

UPVC double opaque entrance double door to side:

### **Hallway**

Two obscure glazed windows to side, double radiator, stairs, Storage Cupboard:

### **Lounge 11'7" x 11'7" (3.53m x 3.52m)**

UPVC double glazed bay window to front, coal effect gas fire set in feature wooden surround, two double radiators.

### **Dining Room 12'2" x 11'7" (3.70m x 3.52m)**

UPVC double glazed window to front, double radiator.

### **Lounge 14'7" x 13'8" (4.45m x 4.17m)**

UPVC double glazed window to rear, uPVC double glazed window to side, double radiator, uPVC double glazed entrance double door to rear.

### **Kitchen 8'10" x 13'8" (2.69m x 4.17m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl polycarbonate sink unit with double, stainless steel swan neck mixer tap and ceramic tiled splashbacks, built-in integrated fridge and slimline dishwasher, plumbing for automatic washing machine, electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance door to side:



### **Landing**

UPVC double glazed window to side:

### **Bathroom**

Three piece suite comprising pedestal wash hand basin, tiled shower cubicle with glass screen and low-level WC, half height ceramic tiling to three walls, extractor fan, wall mounted mirror, heated towel rail.



**Bedroom 1 11'5" x 11'7" (3.48m x 3.52m)**

UPVC double glazed bay window to front, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving, overhead storage, cupboard and drawers, Storage cupboard, radiator, two double doors:

**Bedroom 2 11'7" x 12'2" (3.54m x 3.71m)**

UPVC double glazed window to front, fitted double wardrobe(s) with part full-length mirrored sliding door, hanging rail and overhead storage, radiator, sliding door:

**Bedroom 3 7'10" x 7'8" (2.38m x 2.34m)**

UPVC double glazed window to rear, radiator.

**Bathroom**

Fitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, shower cubicle with electric shower and glass screen and low-level WC, tiled splashbacks, two uPVC frosted double glazed windows to side, radiator.

**Outside Front**

Garden fronted with mature planting path to front door and driveway leading to garage.

**Outside Rear**

Enclosed private large rear garden laid to lawn with mature planting, paved patio dining area with garden shed.

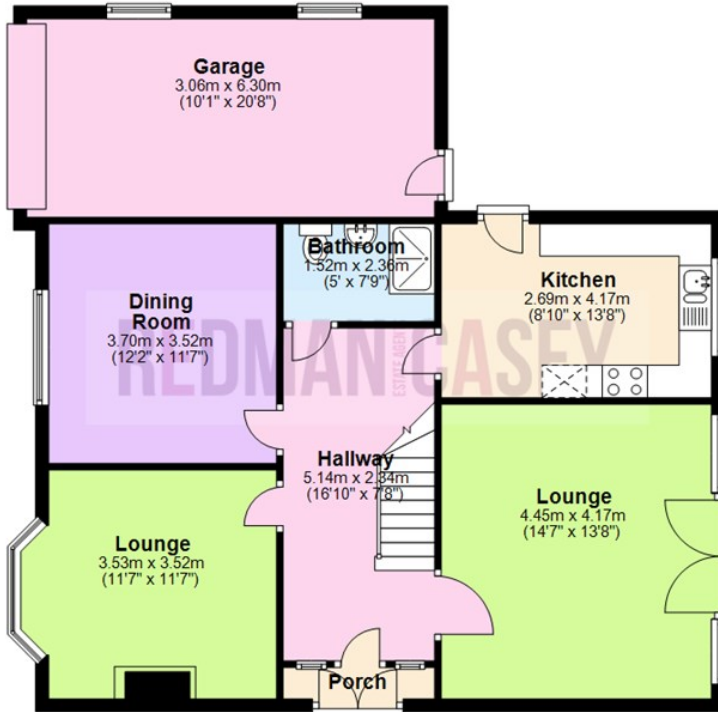
**Garage**

With power and light, fully boarded eaves storage space boiler serving heating system and domestic hot water, two uPVC frosted double glazed windows to side, metal up and over door, hardwood entrance door to rear, door to:



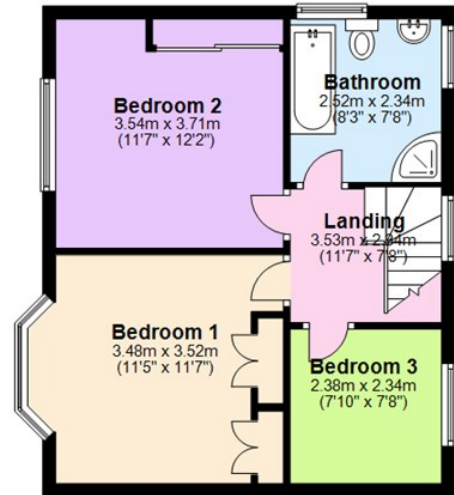
### Ground Floor

Approx. 94.8 sq. metres (1020.2 sq. feet)



### First Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



Total area: approx. 141.7 sq. metres (1525.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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