REDMAN CASEY ESTATE AGENTS

48 Alexandra Road, Lostock, Bolton, BL6 4BB

Offers In The Region Of £160,000

Superbly presented and improved extended terraced property, offering excellent accommodation with two reception rooms plus kitchen extension fitted with modern light grey units, two generous bedroom and modern bathroom fitted with a three piece white suite. Outside there is a courtyard garden to the rear with paved patio area. Ideally located for access to local amenities, Middlebrook shopping park and rail and motorway networks, viewing is highly recommended to appreciate all that is on offer.

- Two Spacious Receptions
- Modern Kitchen and Bathroom
- Courtyard Garden to Rear
- EPC Rating D
- Kitchen Extension
- Two Generous Bedrooms
- Viewing Essential
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Superb terraced property ideally located for access to M61 railway station and local amenities plus Middlebrook shopping park. The property is in excellent order throughout and benefits from a kitchen extension with recently fitted kitchen modern bathroom and two reception rooms. Inside the house is well decorated, with gas central heating and double glazing throughout. The accommodation comprises :- Porch, lounge with feature fireplace, dining rom, kitchen fitted with a range of modern light grey units with built in appliances. To the first floor there are two generous bedrooms and bathroom fitted with a modern three piece white suite. Outside there is a small front garden area with slate chippings and enclosed courtyard garden with paved patio to the rear. Viewing is essential to appreciate al that is on offer.

Vestibule
Composite double glazed entrance door, door to:

Lounge 13'2" x 13'8" (4.02m x 4.17m)
UPVC double glazed window to front, coal effect fire set in feature surround, double radiator, dado rail, two wall lights, coving to ceiling, open plan to:

Sitting Room 11'8" x 10'8" (3.56m x 3.26m)
UPVC double glazed window to rear, dado rail, two wall lights, coving to ceiling, stairs to first floor landing, door to built-in under-stairs storage cupboard.

Kitchen 10'0" x 6'10" (3.05m x 2.08m)
Fitted with a matching range of light grey base and eye level units with drawers, cornice trims and round edged worktops, 1+1/2 bowl china sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, ceiling with recessed spotlights, wall mounted concealed gas combination boiler serving heating system and domestic hot water, door to garden.

Landing
Dado rail, access to loft, door to:

Bedroom 1 10'4" x 13'8" (3.15m x 4.17m)
Two uPVC double glazed windows to front, radiator.

Bedroom 2 14'6" x 5'9" (4.43m x 1.75m)
UPVC double glazed window to rear.

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Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards, storage under, drawers and mixer tap and low-level WC, ceramic tiling to two walls, vinyl tiled flooring, Pvc panelled ceiling with recessed spotlights.

Outside
Frontage,slate chipping area, enclosed by a brick wall to front and sides, pathway leading to front entrance door.
Rear garden, enclosed by brick wall and timber fencing to rear and sides, paved sun patio, rear gated access with lawned area.

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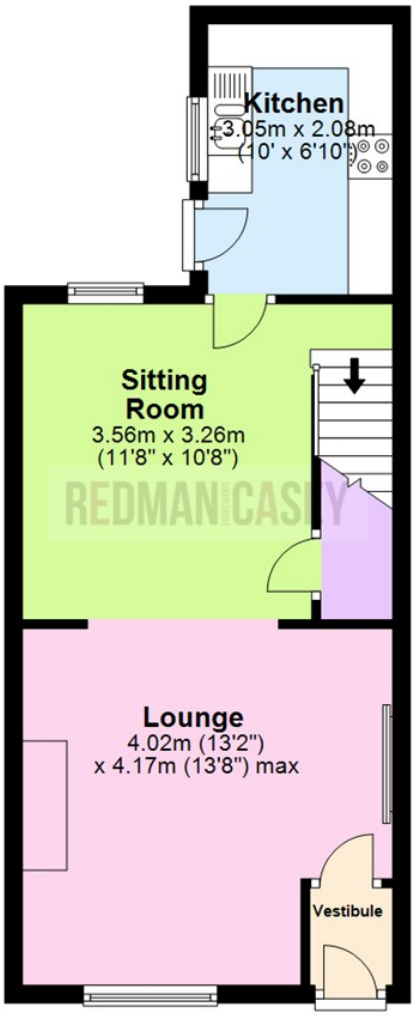
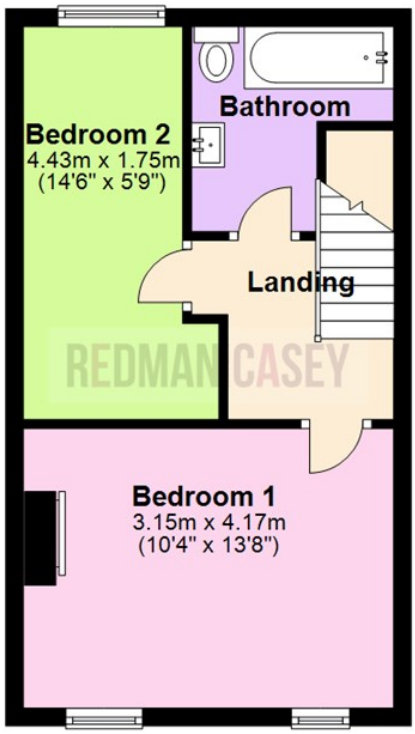
Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



First Floor

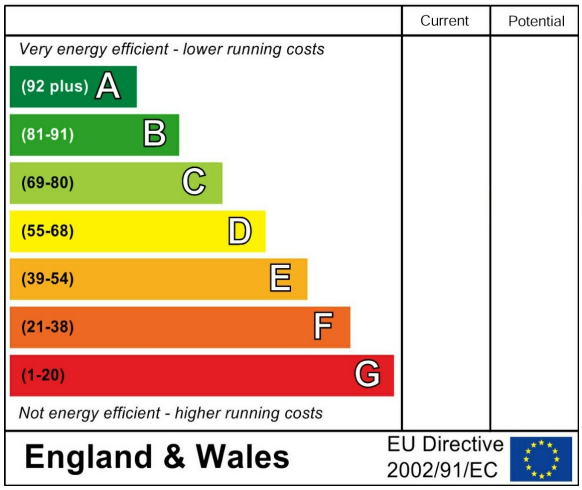
Approx. 32.0 sq. metres (344.4 sq. feet)



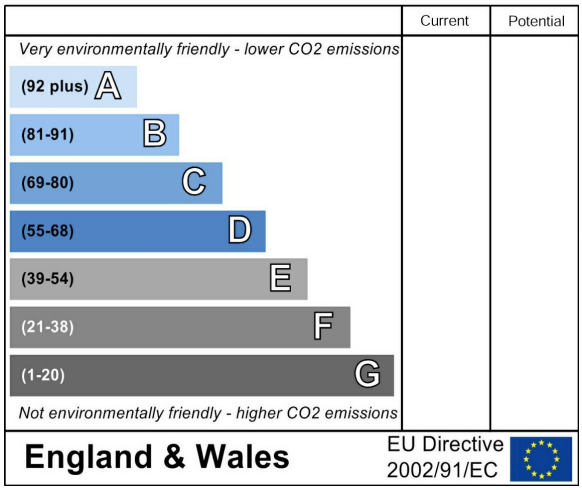
Total area: approx. 70.6 sq. metres (759.8 sq. feet)

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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