REDMAN CASEY ESTATE AGENTS

38 Alexandra Road, Lostock, Bolton, Lancashire, BL6 4BB

Offers In The Region Of £125,000

A well presented mid terraces in Lostock with lounge with fuel burner as focal point, breakfast kitchen room, conservatory, two bedrooms, modern styled shower room, gas centrally heated double glazed windows, viewing an absolute must.

- Two Bedrooms
- Close To Amenities & Transport Links
- EPC rating E
- Conservatory
- Fuel Burner
- Good Decorative Order

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on Alexandra road in Lostock close to Middlebrook retail park, motorway access, local train station, bus routes and the village centre of Horwich bustling with amenities, shops, cafes, restaurants. This well presented mid terraced residence comprises, lounge with solid fuel burner, breakfast kitchen, conservatory, two bedrooms and a three piece shower room. Outside low maintenance areas to the front and rear. The property also benefits from gas central heating and double glazed windows. Internal inspection is highly recommended to fully appreciate.

Lounge 13'2" x 13'8" (4.02m x 4.16m)
Door to lounge with laminate flooring, power points. wall mounted radiator, double glazed window to front aspect, door to breakfast kitchen, feature fuel burner as focal point.

Kitchen/Breakfast Room 11'8" x 13'7" (3.56m x 4.13m)
Access from the lounge to breakfast kitchen with a range of wall and base units with contrasting work surfaces inset sink, integrated oven and grill with gas hob over and overhead extractor, space for wine cooler, plumbed for washing facilities, power points, wall mounted vertical radiator, breakfast bar, under stairs storage, window to rear, tiled floor, door to conservatory, stairs rise to upper level.

Conservatory
Access from the breakfast kitchen to conservatory, upvc, glass and polycarbonate construction, wall mounted radiator, power points, door to rear.

Landing
Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 13'2" x 13'8" (4.02m x 4.16m)
Good size double room with a range of fitted units providing storage and hanging space, power points, wall mounted radiator, laminate flooring, double glazed windows to front elevation.

Bedroom 2 11'8" x 5'10" (3.56m x 1.77m)
Access off the landing with power points, window to rear.

Shower Room
Low level W.C., double shower, vanity wash basin, tiled elevations, wall mounted radiator, double glazed frosted window.

Outside
Flagged area to front with wall and railing border,
To the rear a shale bedded area with traditional borders.

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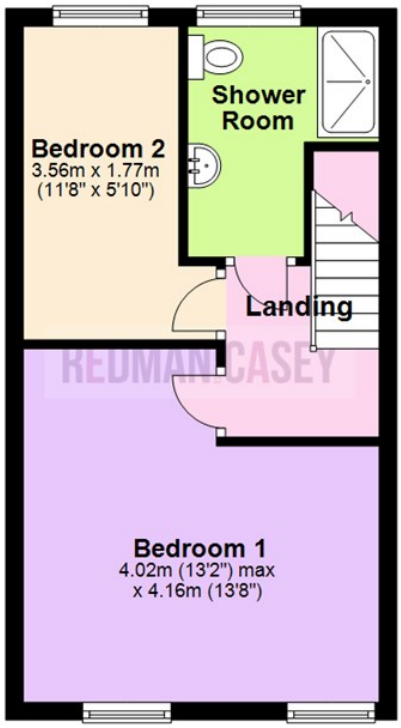
Ground Floor

Approx. 39.5 sq. metres (425.6 sq. feet)

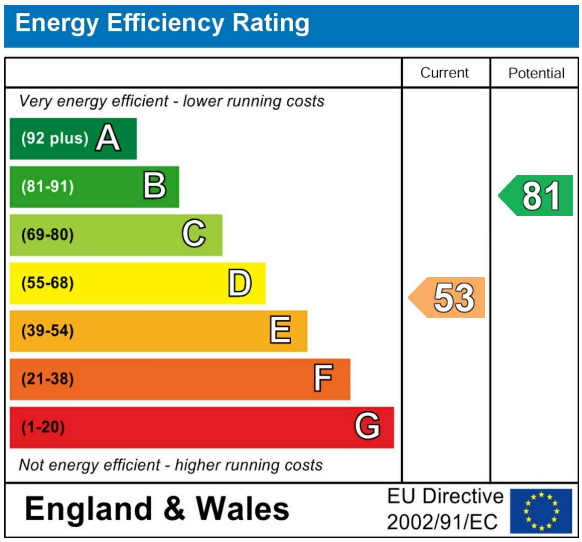
First Floor

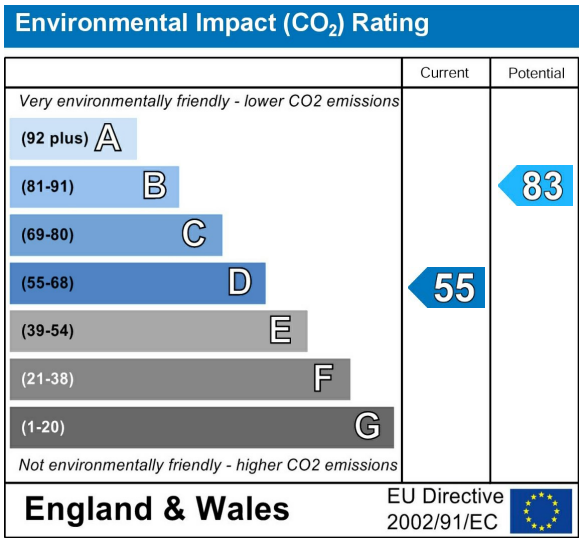
Approx. 31.0 sq. metres (333.7 sq. feet)



Total area: approx. 70.5 sq. metres (759.2 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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