REDMAN CASEY ESTATE AGENTS

20 Heaton Road, Lostock, Bolton, Lancashire, BL6 4EE

Offers In The Region Of £150,000

Situated in Lostock this end terraced home is extended to the rear and is presented in superb condition throughout; comprising lounge, dining area/sitting area, an open plan breakfast kitchen. On the upper level there are two double bedrooms and a three piece bathroom suite. Externally to the rear a landscaped garden with artificial grassed area and gravel borders. The property also benefits from gas central heating and double glazed windows.

- Two Double Bedrooms
- Gas Centrally Heated new boiler 2019
- Good Decorative Order
- Extended To Rear
- Double Glazed Windows
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Positioned on Heaton road Lostock popular for first time buyers, working professionals set close to Lostock train station with easy commuting to Manchester and offered in superb condition throughout comprising, lounge, dining/sitting room open plan to breakfast kitchen. On the upper level there are two double bedrooms and a three piece bathroom suite. To the rear a low maintenance garden with artificial grass and gravel bedded area not directly overlooked from the rear. The property is within easy reach to Middlebrook retail park and Horwich centre both combined offering modern retail and traditional shops as well as an array of restaurants and cafes, cinema, bowling and leisure and sport facilities. Early viewing is essential to appreciate.

Lounge 12'11" x 12'4" (3.93m x 3.75m)
Double glazed window to front, wall mounted radiator, power points, fireplace, door to dining/sitting room.

Dining Area 8'8" x 12'4" (2.64m x 3.75m)
Dining area/sitting room open plan to breakfast kitchen, power points, wall mounted radiator, laminate flooring, stairs rise to upper level.

Kitchen/Breakfast Room 10'3" x 11'3" (3.13m x 3.44m)
Fitted kitchen with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, integrated oven with stainless steel splash back and overhead extraction canopy. plumbed for washing facilities, space for fridge freezer, inset sink single & quarter drainer sink with mixer tap, laminate flooring, double glazed window to rear, door to rear.

Landing
Stairs rise to upper level, doors lead to further accommodation, loft access. Recess/enclave currently used as office area.

Bedroom 1 12'11" x 11'7" (3.93m x 3.53m)
Double glazed window, power points, stained wooden flooring, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 2 10'3" x 11'3" (3.13m x 3.44m)
Situated off the landing to the rear aspect with power points, space for wardrobes, double glazed window.

Bathroom
Three piece suite with W.C., vanity wash basin, panelled bath with hot and cold water feed. tiled floor, skylight in ceiling.

Outside
To the rear an artificial grassed area with gravel bedded section, gravel and bark chipped borders. The garden is also not directly overlooked from the rear.

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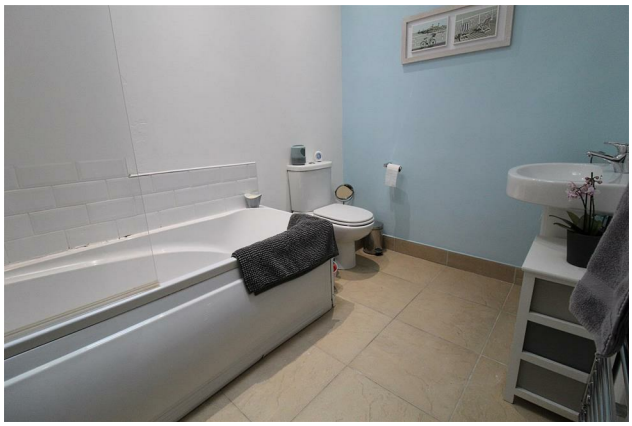

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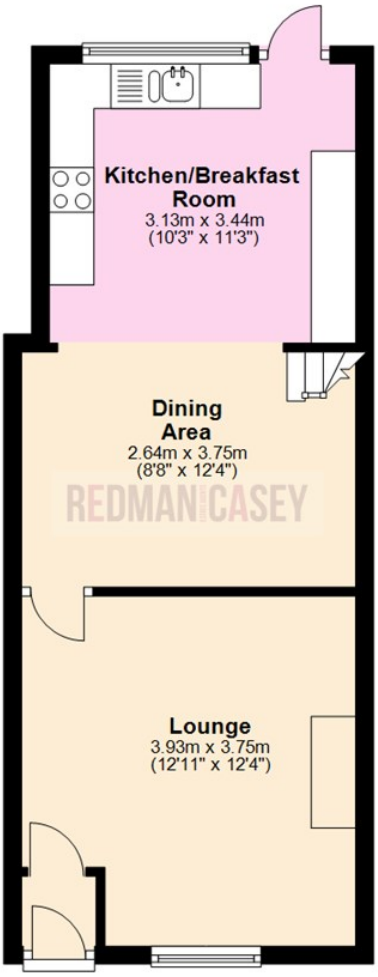
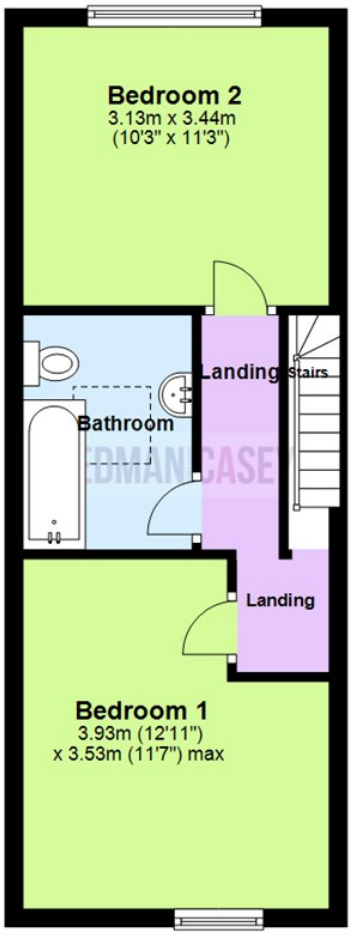
Ground Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



First Floor

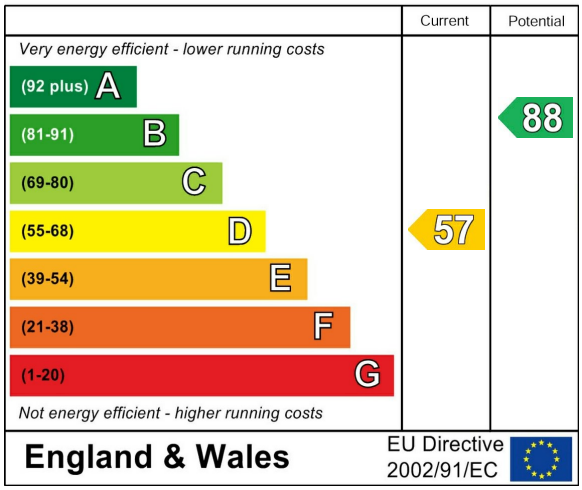
Approx. 34.0 sq. metres (365.9 sq. feet)



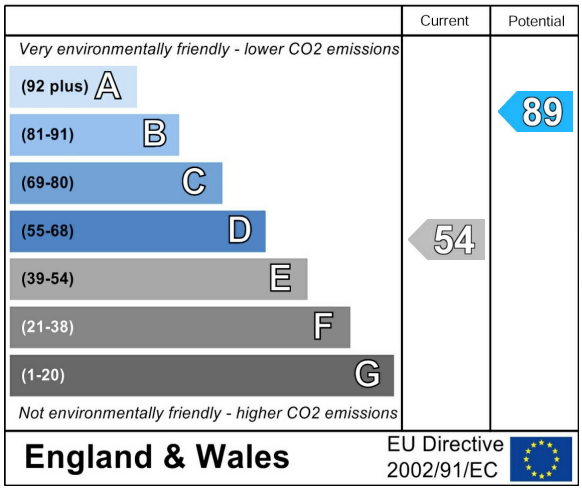
Total area: approx. 70.1 sq. metres (754.1 sq. feet)

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



Environmental Impact (CO_2) Rating



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