REDMAN CASEY ESTATE AGENTS

14 Cambridge Road, Lostock, Bolton, Greater Manchester, BL6 4AU

Offers In The Region Of £140,000

This two bedroom mid terraced property located in the popular residential area of Lostock, its ideal for access to amenities and transport links for those who commute. It is neutrally decorated throughout and comprises of entrance vestibule, lounge and kitchen diner To the first floor there are two bedrooms, the master with built in wardrobes and there is a three piece family bathroom. Outside there is a private spacious rear yard which is low maintenance. across the back street there is a piece of land with a metal garage / workshop belonging to the property Viewing is recommended.

- Two double Bedrooms
- Close To Amenities
- Fitted Kitchen Diner
- EPC Rating - D
- Ideal for Commuters
- Spacious Lounge
- Rear Yard plus Garage / Workshop to Rear
- 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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Located in the highly popular area of Lostock this two bedroom mid terraced property offers excellent accommodation which would suit a first time buyer, downsizer or buy to let investor. The property is ideally located for access to local amenities shops and schools along with Middlebrook retail park, M61 Motorway and Horwich Parkway railway station making it ideal for commuting. the property comprises : Vestibule, lounge, fitted kitchen diner, to the first floor there are two bedrooms and bathroom. Outside there is a private tard to the the rear and a separate piece of land wit a metal garage / workshop belonging to the property. The property is currently tenanted until the 16th January, with some cosmetic work this would re let at £750 - 800 pcm

Vestibule
UPVC double glazed entrance door, door to:

Lounge 13'3" x 14'0" (4.04m x 4.27m)
UPVC double glazed window to front, fireplace with surround and marble effect inset and hearth, double radiator, laminate flooring, two wall lights, coving to ceiling, door to:

Kitchen 10'3" x 14'0" (3.12m x 4.27m)
Fitted with a matching range of base and eye level units with underlighting and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, vinyl tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, stairs to first floor landing, uPVC double glazed door to garden, door.

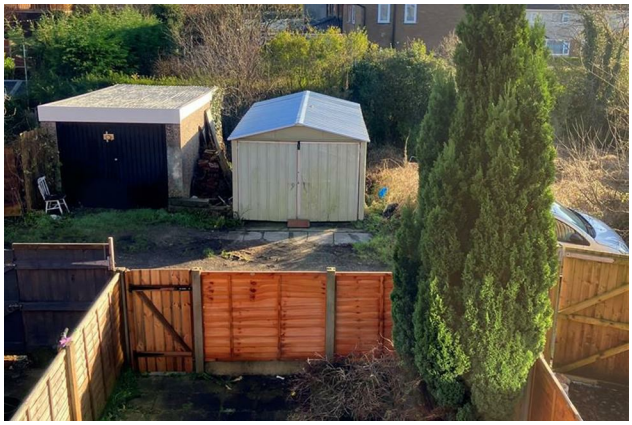
Landing
Door to:

Bedroom 1 10'3" x 14'0" (3.12m x 4.27m)
UPVC double glazed window to front, double radiator.

Bedroom 2 7'4" x 9'2" (2.24m x 2.80m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring, half height timber panelling to three walls.

Outside
Enclosed rear yard with paved hardstanding across the



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rear road there is a separate plot with a metal garage/ workshop included with the sale (please note this land is on a separate title to the house)

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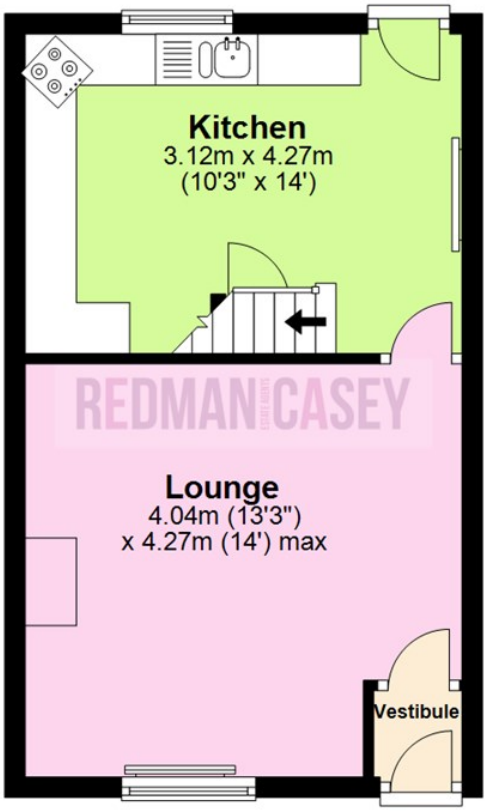
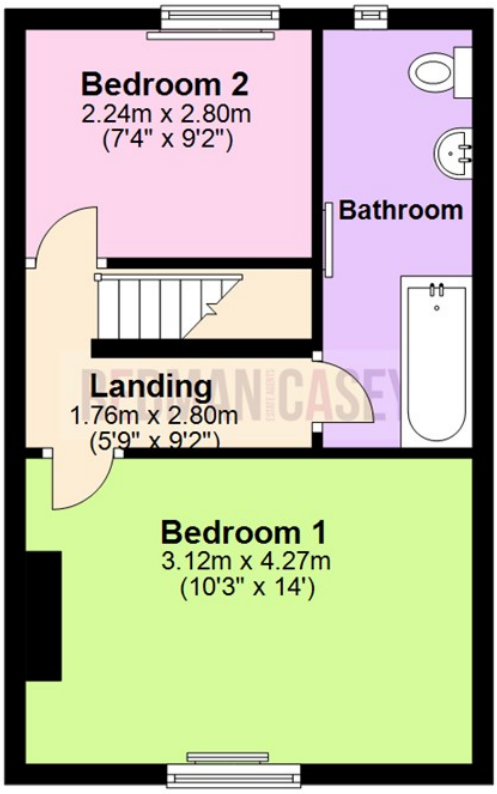
Ground Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



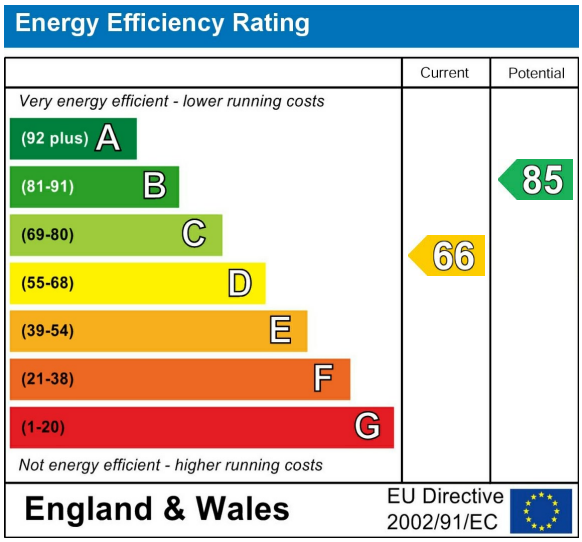
First Floor

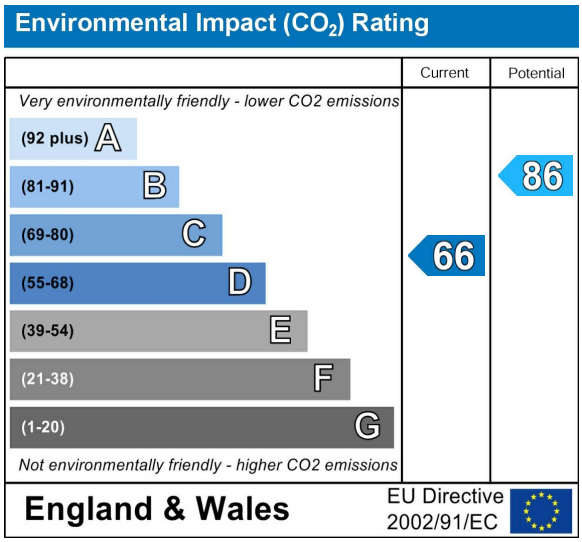
Approx. 31.7 sq. metres (340.8 sq. feet)



Total area: approx. 62.7 sq. metres (674.5 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.





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