

‘Briardene’, 13 Austins Lane, Lostock, Bolton, Greater Manchester, BL6 4LU

Price £159,995

- Semi Detached Bungalow
- 2 Bedrooms
- Double Glazed
- Gas Central Heating
- 2 Receptions
- Fitted Kitchen
- Large Gardens
- No Chain



Entrance Hall

Radiator, laminate flooring, door to:

Bedroom 1 9'0" x 15'3" (2.74 x 4.65)

PVCu double glazed window to rear, two fitted double wardrobes with hanging rails and shelving, fitted matching bedside cabinets and drawers, radiator, door to:

Bedroom 2 12'2" x 11'11" (3.71 x 3.63)

PVCu double glazed window to front, three fitted double wardrobes with hanging rails and shelving.

Inner Porch

PVCu double glazed door to garden, doors to:

Fitted Kitchen 8'6" x 9'10" (2.59 x 2.99)

Fitted with a matching range of oak fronted base and eye level units with cornice trims and contrasting worktop space over, leaded glazed display units, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed boiler serving heating system and domestic hot water, integrated fridge/freezer, plumbing for washing machine, space for tumble drier, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, PVCu double glazed window to rear, radiator, ceramic tiled flooring.

Utility Area 4'8" x 2'11" (1.42 x 0.89)

PVCu frosted double glazed window to side.

Shower Room

PVCu frosted double glazed window to side, radiator. Three piece suite comprising:- Low level w.c. pedestal wash hand basin, enclosed shower cubicle with power shower over. half height tiling to all walls.

Dining Room 9'9" x 11'6" (2.97 x 3.51)

Coal effect gas fire with feature timber surround and marble effect inset and hearth, radiator, door to:

Lounge 11'8" x 11'11" (3.56 x 3.63)

PVCu double glazed bow window to front, coal effect gas fire with surround and marble effect inset and hearth, radiator, laminate flooring.

Outside

Front garden, tarmac driveway to the front with car parking space for two cars with lawned area, pathway leading to side entrance door and well stocked mature flower and shrub borders beds. Enclosed by timber fencing to rear and sides with steps up to lawned area, paved paths and well stocked mature flower and shrub borders beds, timber garden shed, gated access, tarmac hard standing.





