

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



£130,000

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
- Kitchen Extension
- Two Generous Bedrooms
- EPC Rating D



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 room, 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 all that is on offer.

Porch

Double glazed entrance door, door to:

Lounge 13'2" x 13'8" (4.01m x 4.16m)

UPVC double glazed window to front, coal effect gas fire with timber surround and tiled cast iron inset and hearth, double radiator, dado rail, two wall lights, decorative coving to ceiling, double door to:

Dining Room 11'8" x 10'7" (3.55m x 3.23m)

UPVC double glazed window to rear, radiator, dado rail, decorative coving to ceiling, carpeted stairs to first floor landing, door to built-in under-stairs storage cupboard.

Kitchen 10'0" x 6'10" (3.04m x 2.09m)

Fitted with a matching range of modern light grey base and eye level units with drawers, cornice trims and contrasting worktop space, 1+1/2 bowl ceramic sink unit with single drainer, swan neck mixer tap and tiled splashbacks, wall mounted concealed gas boiler serving heating system and domestic hot water, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, slate tiled flooring, door to garden.

Landing

Dado rail, decorative coving to ceiling, door to:

Bedroom 1 10'4" x 13'8" (3.14m x 4.16m)

Two uPVC double glazed windows to front, radiator.

Bedroom 2 14'6" x 5'10" (4.42m x 1.78m)

UPVC double glazed window to rear, radiator.



Bathroom

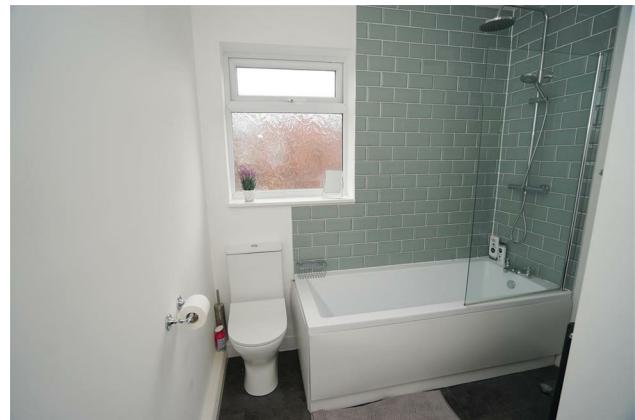
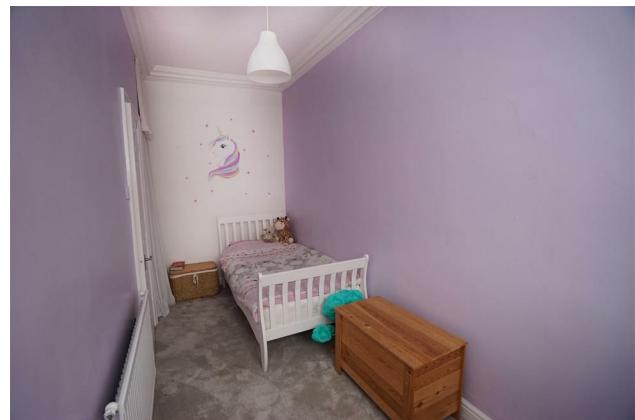
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to two walls, built in tall cupboard, uPVC frosted double glazed window to rear, Feature cast iron single radiator, Upvc panelled ceiling with recessed spotlights.



Outside

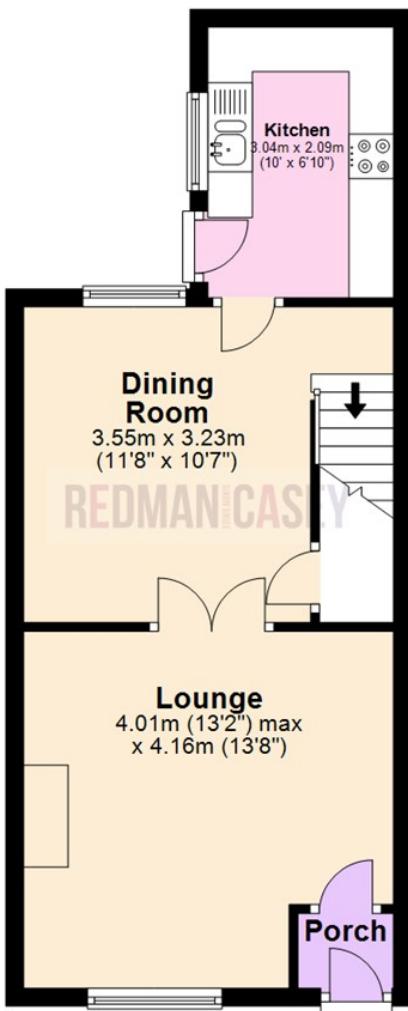
Front garden with slate chipping area, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door.

Rear garden, enclosed by brick wall and timber fencing to rear and sides, large paved sun patio with raised flower and shrub borders, rear gated access.



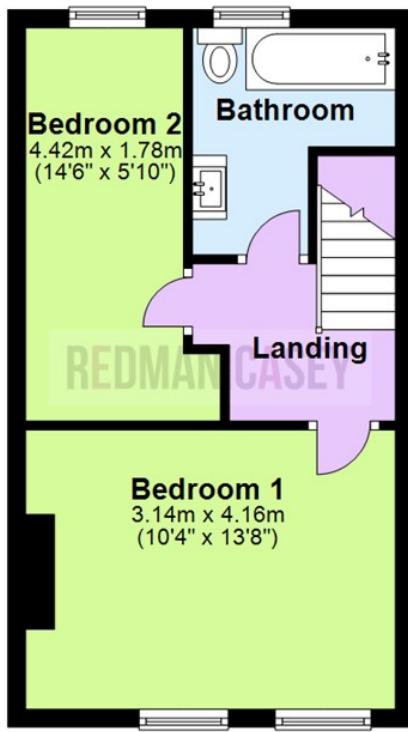
Ground Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



Total area: approx. 70.4 sq. metres (758.0 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

