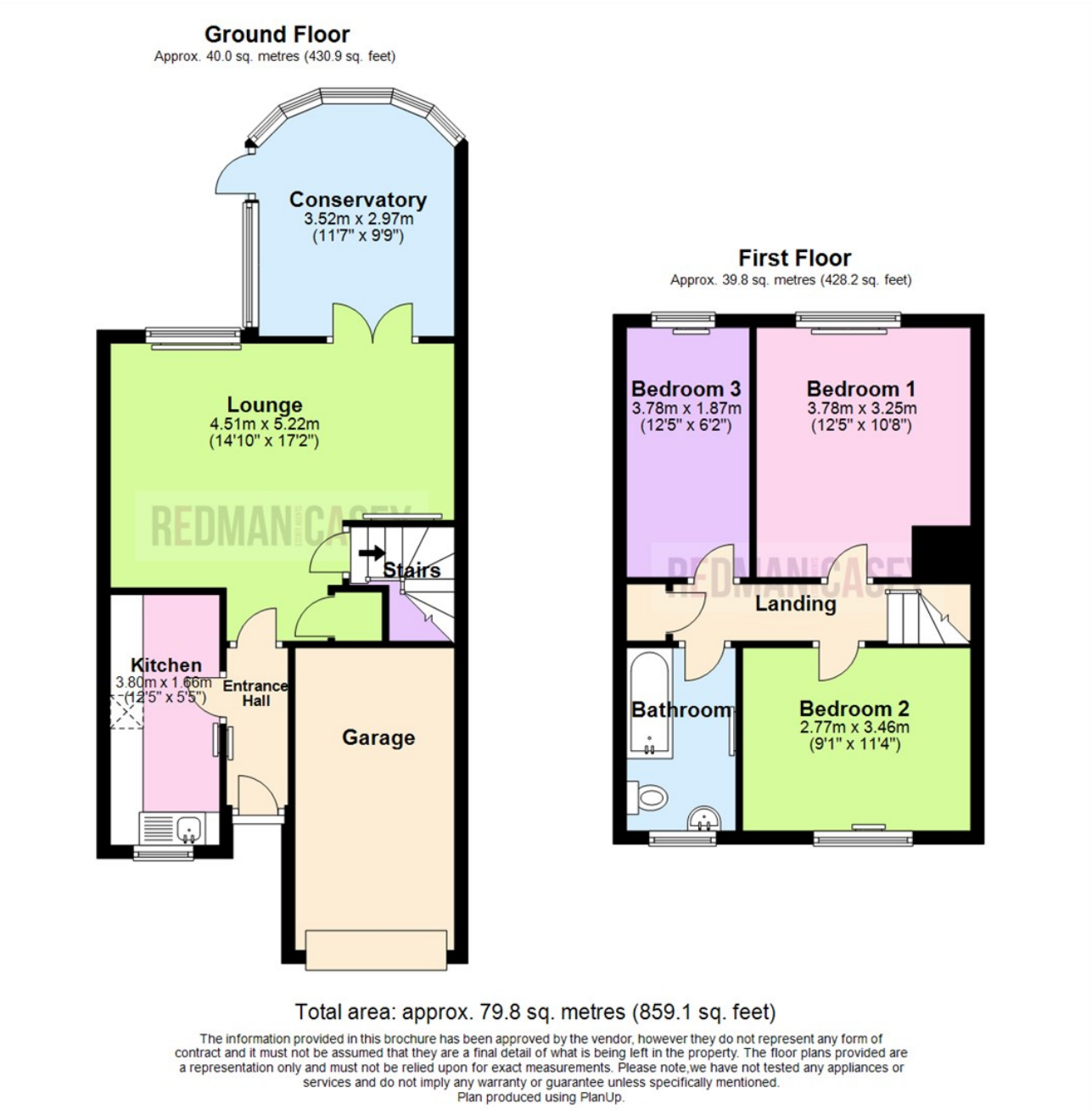




4 Melbury Drive, Lostock, Bolton, BL6 4NL

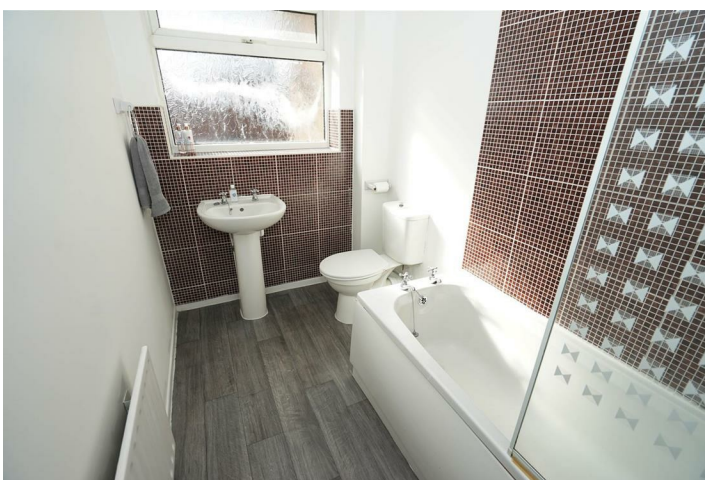
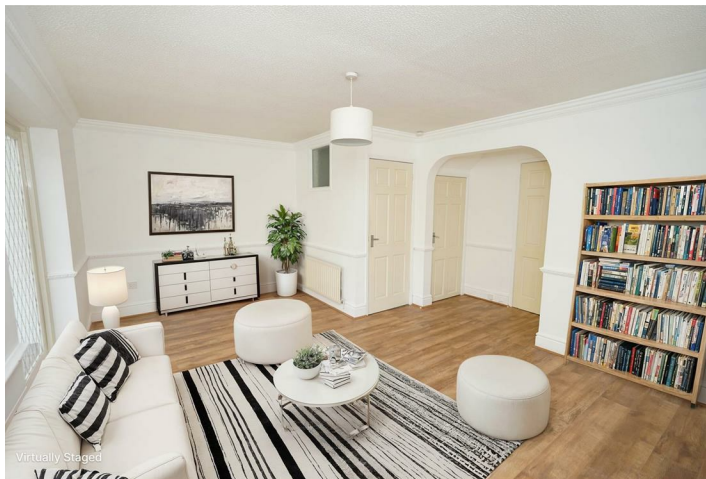
Deceptively spacious three bedroom mid town house ideally located for access to local schools, rail and motorway links and shops. Viewing is essential to appreciate all that is on offer with this family property. Spacious lounge, conservatory, fitted kitchen and three generous bedrooms, bathroom gardens to front and rear along with driveway parking and single garage. The property has been redecorated throughout and is sold with no chain and vacant possession. Viewing is essential to appreciate the size on offer.

Offers In The Region Of £220,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	75	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	





Ideally located for schools, shops and rail and motorway links make this deceptively spacious town house one not to miss. The property offers well proportioned accommodation which must be seen to appreciate. comprising :-

Entrance Hall
Radiator, laminate flooring, uPVC double glazed entrance door, door to:

Kitchen
12'6" x 5'5" (3.80m x 1.66m)
Fitted with a matching range of base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, uPVC double glazed window to front, radiator.

Lounge
14'10" x 17'2" (4.51m x 5.22m)
UPVC double glazed window to rear, built-in under-stairs storage cupboard, two radiators, laminate flooring, dado rail, decorative coving to ceiling, double door, door to:

Stairs
Stairs.

Conservatory
11'7" x 9'9" (3.52m x 2.97m)
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, three windows to rear, three windows to side, vinyl flooring, door to:

Landing
Built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Bedroom 1
12'5" x 10'8" (3.78m x 3.25m)
UPVC double glazed window to rear, radiator.



Bedroom 2
9'1" x 11'4" (2.77m x 3.46m)
UPVC double glazed window to front, radiator.

Bedroom 3
12'5" x 6'2" (3.78m x 1.87m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, mosaic tiling to three walls, uPVC frosted double glazed window to front, radiator.

Outside
Front garden with lawned area and mature flower and shrub borders, driveway to the front leading to garage. Private rear garden, enclosed by timber fencing to rear and sides, slate chipping patio with lawned area and mature flower and shrub borders.

Garage
Attached brick built garage with power and light connected, Up and over door.