REDMAN CASEY ESTATE AGENTS

397 Tempest Road, Lostock, Bolton, BL6 4HR

Offers Around £180,000

Superbly presented two bedroom period cottage with many original features, modernised to a very high standard. This property offers modern living in a period cottage. Located in the very popular residential area of Chew Moor Village Lostock. Situated close to all local amenities and good transport links to Manchester and Preston. Fully double glazed, gas central heating, conservatory and private rear garden. The only way to appreciate all this home has to offer is viewing which is highly recommended.

- Two Bedroom
- Fully Modernised
- Private Rear Garden
- Double Glazed
- EPC Rating D
- Terraced Cottage
- Conservatory
- Gas Central Heating
- Council Tax Band A
- Wood Burning Stove

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Two Bedroom period cottage fully modernised to a very high standard retaining many original features. Located in the very popular residential location of Chew Moor Village Lostock close to all local amenities and good transport links making a commute to Manchester or Preston very convenient The property comprises;- Entrance porch, lounge, kitchen, conservatory. To the first floor there are two bedrooms and a bathroom. To the outside there is a private garden with raised patio dining area.
This property also benefits from double glazing, gas central heating, wood burning stove. This is an opportunity to live in a quaint cottage fully modernised with outside space to the rear, Viewing is highly recommended to appreciate all that is on offer.

Inner Porch
:

Lounge 12'11" x 13'4" (3.93m x 4.07m)
UPVC opaque double glazed window to front, fireplace with cast- iron wood burner in chimney, breast, double radiator:

Kitchen/Diner 9'3" x 13'4" (2.82m x 4.07m)
Fitted with a matching range of base and eye level units with underlighting, drawers and ceramic worktops, china butler style sink with mixer tap and tiled splashbacks, built-in automatic washing machine, space for fridge/freezer, electric fan assisted oven, electric ceramic hob, window to rear, double radiator, stairs, uPVC double glazed entrance door to rear.

Conservatory
Three uPVC double glazed windows to side, uPVC double glazed window to rear, uPVC double glazed entrance door to side.

Bedroom 1 12'11" x 13'4" (3.93m x 4.07m)
UPVC double glazed window to front, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving and overhead storage, double radiator:

Bedroom 2 7'1" x 7'1" (2.17m x 2.17m)
UPVC double glazed window to rear, double radiator, door to Storage cupboard.

Bathroom
Three piece suite comprising pedestal wash hand basin, recessed shower enclosure with glass screen and mixer tap and low-level WC, ceramic tiling to two walls, heated towel rail, uPVC opaque double glazed window to rear.

Landing

Storage cupboard.

Outside Rear

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Enclosed private rear garden block paved patio seating and dining area.

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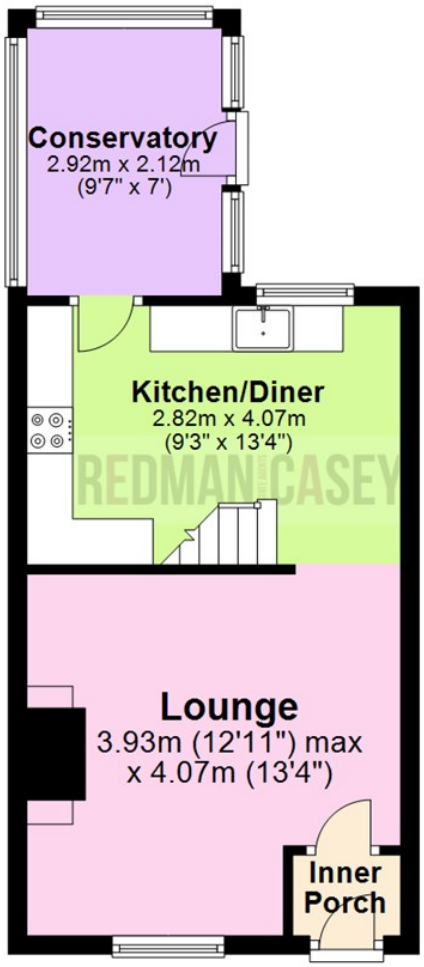
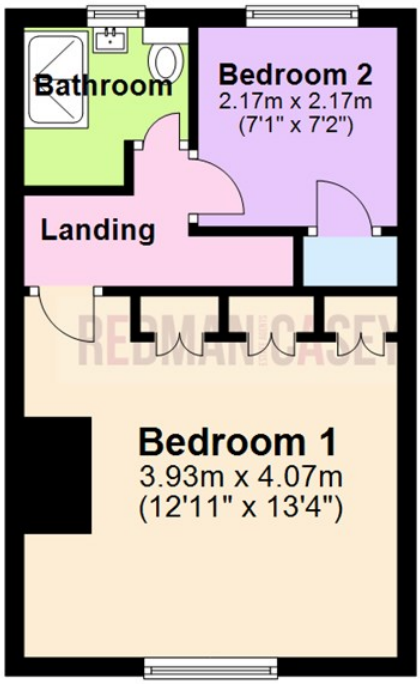
Ground Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



First Floor

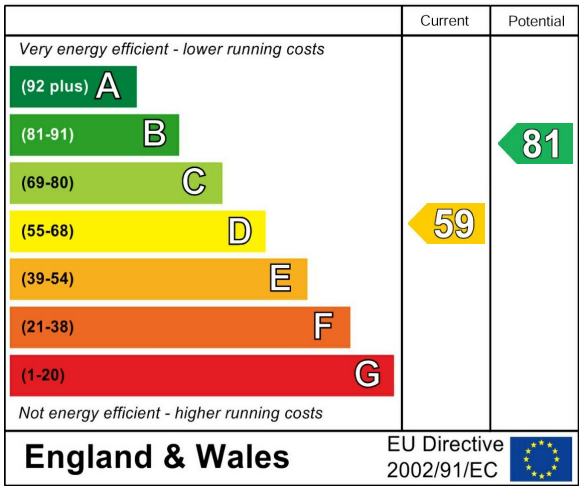
Approx. 27.9 sq. metres (299.9 sq. feet)



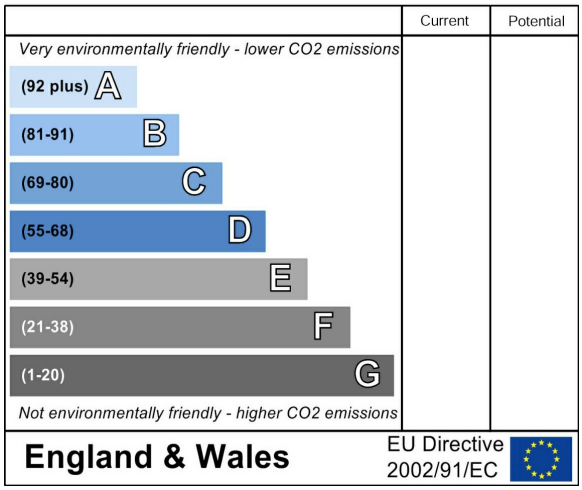
Total area: approx. 62.1 sq. metres (668.7 sq. feet)

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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