

9 Academy Way, Lostock, Bolton, BL6 4GH



Offers In The Region Of £135,000

Two double bedroom second floor apartment in a superb and popular residential location. Close to major road and rail links for easy commute to Manchester or Preston, local shops and all amenities. This well appointed apartment benefits from fully fitted black gloss kitchen with built in and integrated appliances, En-suite to master bedroom and two balconies to enjoy your down time. Gas central heating, fully double glazed and dedicated parking space. Viewing recommended to appreciate the condition and all that is on offer.

- 2 Double Bedrooms
- En Suite and Balcony to Master
- Allocated Parking Space
- EPC Rating B
- Superb Living Kitchen Diner
- Balcony to Lounge
- Close to M61 & Rail Links for Commuting
- Council Tax Band B



Situated on the second floor, this two double bedroom apartment is in a very popular residential location ideally located for access to M61 and rail links making commuting to Manchester or Preston easily accessible. The property comprises:- Entrance hall, open plan lounge, kitchen diner fitted with a range of black gloss units with built in and integrated appliances, useful balcony, two generous double bedrooms the master having an en-suite shower room and further balcony. family bathroom fitted with a three piece suite. Dedicated parking space to the outside and maintained green spaces. Benefitting from double glazing, gas central heating. Viewing is highly recommended to appreciate condition, location and all this apartment has to offer.



Entrance Hall

Entrance door, door to:

Cupboard

Living/Kitchen/Diner 19'11" x 15'3" (6.08m x 4.64m)

Fitted with a matching range of modern black base and eye level units with complementary round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, freeze, dishwasher and washing machine, built-in electric fan assisted oven, four ring hob with extractor hood over, two uPVC double glazed windows to rear, two radiators, wall mounted concealed gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to balcony,



Balcony 4'1" x 10'0" (1.25m x 3.05m)

Bedroom 1 13'9" x 15'2" (4.20m x 4.63m)

Radiator, uPVC double glazed door to balcony, door to:

Balcony 3'3" x 9'8" (0.98m x 2.95m)

UPVC frosted double glazed window to side.



En-suite

Fitted with three piece white suite comprising pedestal wash hand basin with mixer tap and tiled splashback, tiled shower enclosure and low-level WC, extractor fan, double radiator, vinyl flooring.

Bedroom 2 9'4" x 8'8" (2.84m x 2.65m)

UPVC double glazed window to rear, radiator.



Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with mixer tap, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to front, radiator, vinyl flooring.

Outside

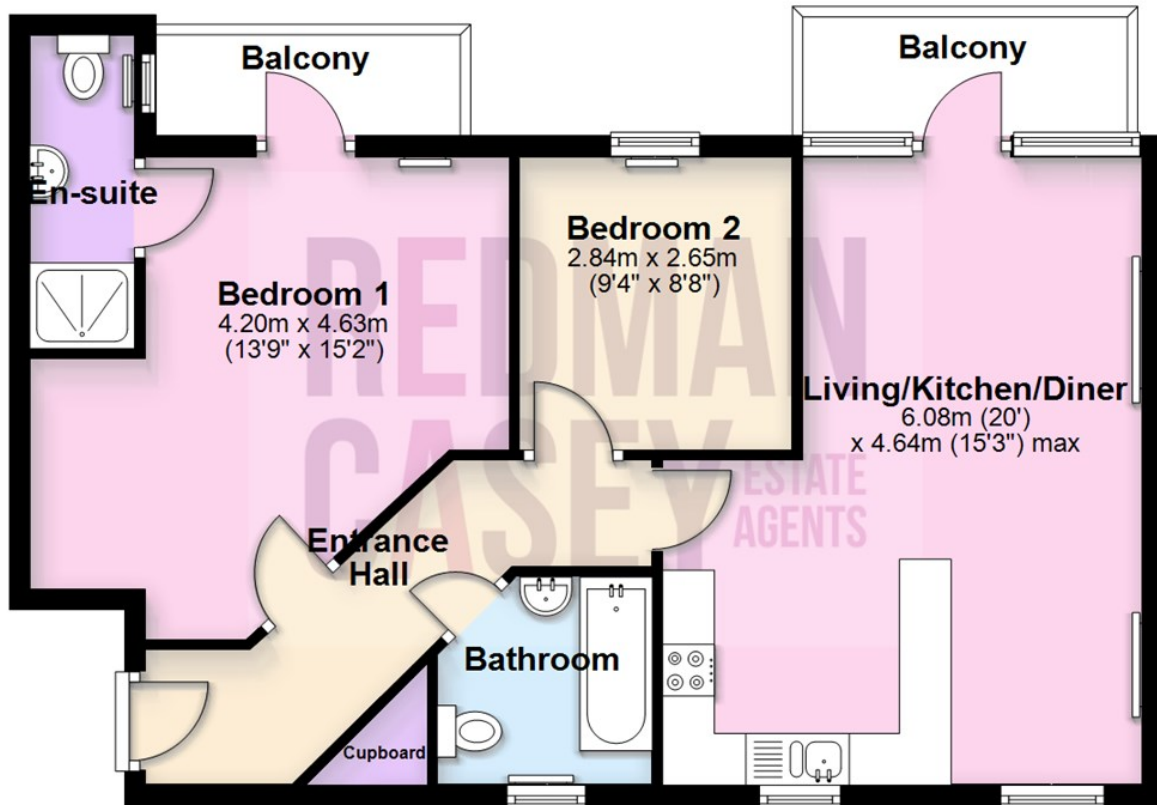


Allocated parking in communal car park, bin storage area, communal gardens.



Second Floor

Approx. 64.6 sq. metres (695.2 sq. feet)



Total area: approx. 64.6 sq. metres (695.2 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		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(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	

