



10 Alexandra Road, Lostock, Bolton, Greater Manchester, BL6 4BB

Price £94,995

- 2 Bedrooms
- PVCu Double Glazing
- Gas central heating
- Access to local Amenities
- 2 Receptions
- Modern Fitted Kitchen
- Coourt yard area to Rear
- Ideal first purchase



Vestibule

Part glazed door to:

Lounge 14'1" x 13'3" (4.29 x 4.04)

PVCu double glazed window to front, living flame effect gas fire with feature stone built surround and extended stone plinths for television to either side, double radiator, two wall lights, open plan to:

Dining Room 14'1" x 11'9" (4.29 x 3.57)

Built-in under-stairs storage cupboard, double radiator, stairs, open plan to:

Fitted Kitchen 8'7" x 10'10" (2.62 x 3.3)

Refitted with a matching range of modern white base and eye level units with underlighting and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble drier, built-in gas oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to rear, PVCu double glazed rear door.

Hallway

Door to:

WC

PVCu frosted double glazed window to rear, two piece white suite comprising, wall mounted wash hand basin with tiled splashback and low-level WC.

Landing

Bedroom 1 14'1" x 10'7" (4.29 x 3.23)

Two PVCu double glazed windows to front, Built in wardrobes, double radiator.

Bedroom 2 7'8" x 14'8" (2.34 x 4.47)

PVCu double glazed window to rear, built-in boiler cupboard, housing wall mounted boiler serving heating system and domestic hot water, double radiator.

Shower Room

Fitted with three piece suite comprising tiled shower cubicle with Mira electric shower over, pedestal wash hand basin with tiled splashbacks and low-level WC, PVCu frosted double glazed window to rear, double radiator, timber panelled ceiling with low-voltage ceiling spotlights.

Outside

Enclosed by wall and timber fencing to rear and sides, gated access, large paved sun patio, well stocked raised flower and shrub borders.





