REDMAN CASEY ESTATE AGENTS

## 2 Cambridge Road, Lostock, Bolton, BL6 4AU

## Offers In The Region Of £150,000

This two bedroom end terraced property located in the popular residential area of Lostock, its ideal for access to amenities and transport links for those who commute. It is neutrally decorated throughout and comprises of entrance vestibule, lounge, dining room, kitchen and bathroom fitted with a three piece suite. To the first floor there are two double bedrooms, Outside there is a private paved courtyard which is low maintenance.

- Extended 2 Double Bed End Terrace
- Fitted Kitchen
- No Chain
- EPC Rating D
- 2 Reception Rooms
- 3 Piece Bathroom
- Ideal Buy To Let or First Purchase
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located in the highly popular area of Lostock this two bedroom end terraced property offers excellent accommodation which would suit a first time buyer, downsizer or buy to let investor. The property is ideally located for access to local amenities shops and schools along with Middlebrook retail park, M61 Motorway and Horwich Parkway railway station making it ideal for commuting. the property comprises : Vestibule, lounge, dining room, fitted kitchen and bathroom with three piece modern suite, to the first floor there are two double bedrooms. Outside there is a private courtyard with paved area. The property will make an ideal first purchase or buy to let investments and would let at around £850 - 900 pcm

**Porch**
UPVC double glazed entrance door, door to:

**Lounge 13'2" x 14'1" (4.02m x 4.28m)**
UPVC double glazed window to front, living flame effect gas fire with set in, timber surround and marble effect inset and hearth, radiator, laminate flooring, two wall lights, coving to ceiling, door to:

**Dining Room 10'3" x 14'1" (3.12m x 4.28m)**
UPVC double glazed window to rear, radiator, laminate flooring, stairs to first floor landing, archway, door to:

**Kitchen 10'8" x 6'5" (3.24m x 1.96m)**
Fitted with a matching range of pine fronted base and eye level cupboards with drawers, cornice trims and contrasting round edged worktops, plumbing for washing machine, space for fridge, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, radiator, ceramic tiled flooring, open plan, door to:

**Hallway**
Ceramic tiled flooring, uPVC double glazed door, door to:

**Bathroom**
Fitted with three piece white suite with comprising, deep corner panelled bath with shower over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, uPVC double glazed window to side, radiator, ceramic tiled flooring.

**Landing**
Door to:

**Bedroom 1 13'2" x 14'2" (4.01m x 4.32m)**
UPVC double glazed window to front, radiator.

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**Bedroom 2 7'5" x 14'1" (2.27m x 4.28m)**
UPVC double glazed window to rear, built-in boiler cupboard with housing and wall mounted gas boiler serving heating system and domestic hot water, radiator, door.

**Outside**
Rear, enclosed by brick wall and timber fencing to rear and sides, paved hard standing and courtyard, gated side access.

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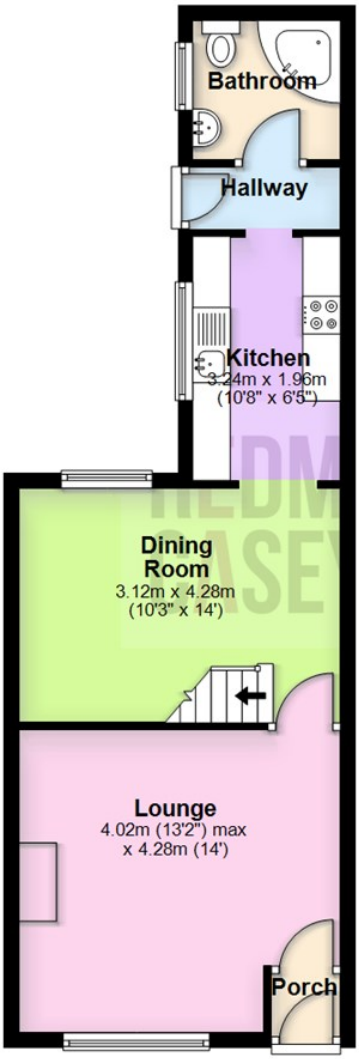
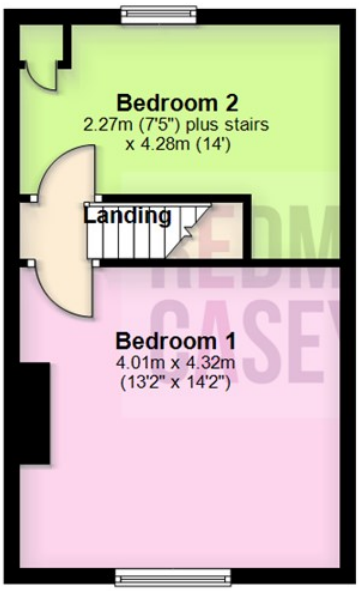
## Ground Floor

Approx. 43.2 sq. metres (464.8 sq. feet)




## First Floor

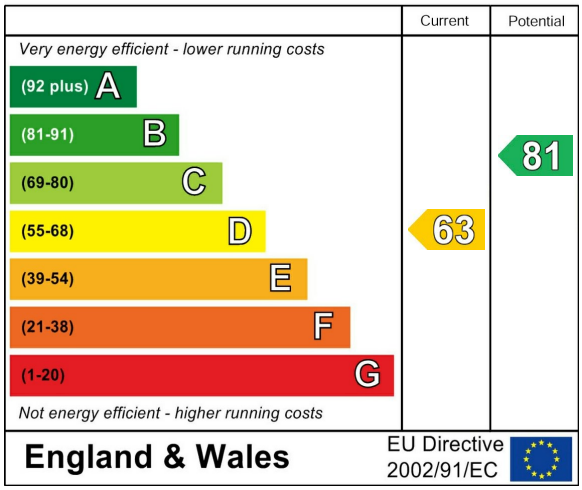
Approx. 31.1 sq. metres (335.2 sq. feet)



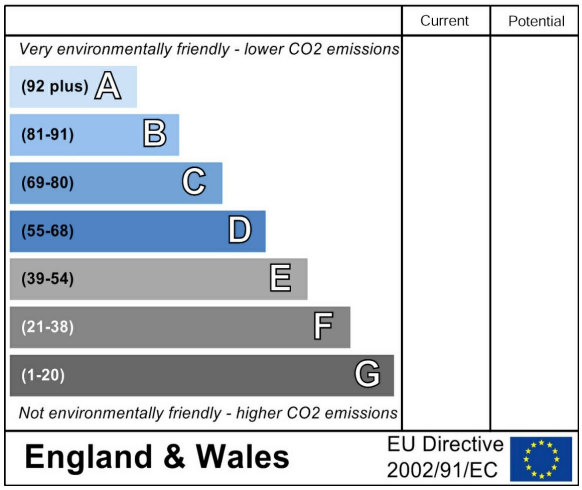

Total area: approx. 74.3 sq. metres (800.0 sq. feet)

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




### Environmental Impact ($CO_2$) Rating

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