

51 Oxford Road, Lostock, Bolton, BL6 4AY



## Offers In The Region Of £149,000

Deceptively spacious two bedroom mid terraced property, offering excellent accommodation with two reception rooms plus kitchen fitted with modern cream units, two generous bedroom and modern bathroom fitted with a four piece white suite. Outside there is a courtyard garden to the rear with access for a small car. Ideally located for access to local amenities, Middlebrook shopping park and rail and motorway networks, viewing is highly recommended to appreciate all that is on offer. The property is in need of decorative updating and a damp proof course which will need to be done.

- 2 Double Bedrooms
- Fitted Kitchen
- Off Road Parking to Rear
- EPC Rating TBC
- 2 Reception Rooms
- 4 Piece Bathroom Suite
- No Chain
- Council Tax Band





Deceptively spacious mid terraced property ideally located for access to M61 railway station and local amenities plus Middlebrook shopping park. The property is in need of some decorative updating and a damp proof course but does benefit from a modern kitchen and bathroom and two spacious reception rooms. Inside the house is gas central heating and double glazing throughout. The accommodation comprises :- Porch, hallway, lounge, separate dining room, kitchen with built in appliances. To the first floor there are two generous bedrooms and bathroom fitted with a modern four piece white suite. Outside there is a small front garden area with paved area and enclosed courtyard garden with hardstanding and access for a small car to the rear. Viewing is essential to appreciate all that is on offer.

#### **Porch**

Dado rail, uPVC double glazed entrance door, door to:

#### **Hallway**

Radiator, door to:

#### **Lounge 12'0" x 11'6" (3.66m x 3.50m)**

UPVC double glazed window to front, Storage cupboard, double radiator, dado rail, coving to ceiling, double door, door to:

#### **Sitting Room 14'0" x 12'0" (4.27m x 3.67m)**

UPVC double glazed window to rear, wall mounted electric fire, double radiator, oak flooring, dado rail, two wall lights, coving to ceiling, door to:

#### **Hall**

Stairs to first floor landing, open plan, door to:

#### **Kitchen 9'1" x 8'1" (2.76m x 2.47m)**

Fitted with a matching range of cream fronted base and eye level units with drawers, cornice trims and complementary round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood, uPVC double glazed window to side, ceramic tiled flooring, uPVC door to rear.

#### **Landing**

Door to:

#### **Bedroom 1 12'0" x 15'1" (3.67m x 4.60m)**

UPVC double glazed window to front, radiator.



**Bedroom 2 14'0" x 9'3" (4.26m x 2.82m)**

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, further two fitted single wardrobes with hanging rails, shelving, overhead storage and cupboards, radiator.

**Bathroom**

Fitted with four piece modern white suite comprising deep panelled bath, inset wash hand basin in vanity unit with cupboards under and mixer tap and double shower enclosure, WC with hidden cistern, full height ceramic to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.

**Outside**

Front, enclosed by dwarf brick wall to front and sides with paved area and paved pathway leading to front and side entrance door.

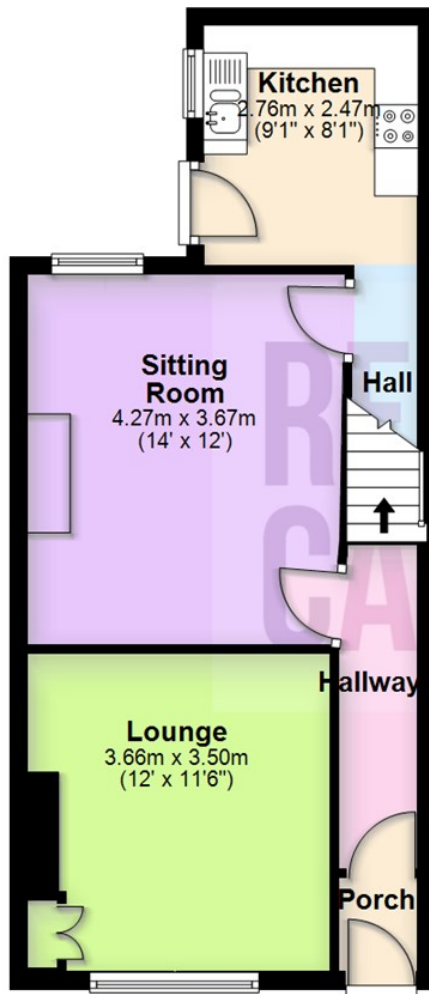
Rear, enclosed by brick wall and timber fencing to rear and sides, wooden gated access, giving off-road parking for small car, outside cold water tap, security lighting, tarmac hard standing and courtyard.





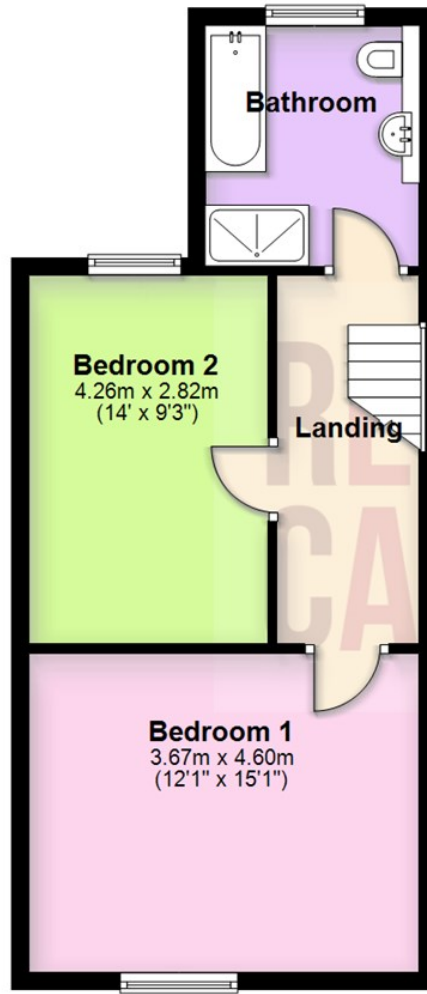
## Ground Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



Total area: approx. 87.0 sq. metres (936.0 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

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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