



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Two Bed Mid-Terraced Property
- Highly Regarded Location
- Walking Distance to Train Station
- Well Presented Accommodation
- Two Reception Rooms
- Upgraded Kitchen & Bathroom
- Ideal First Time Buy or Investment

HEATON ROAD,
LOSTOCK

O/O £165,000



Heaton Road, Lostock



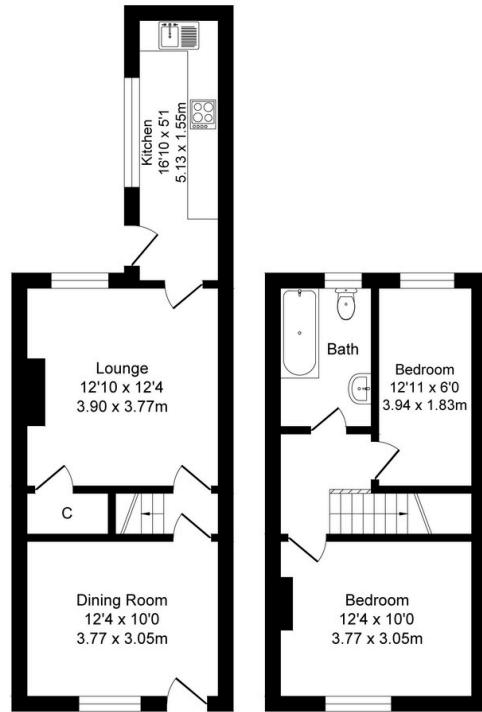
Heaton Road, Lostock



Heaton Road, Lostock

Total Approx. Floor Area 742 Sq.ft. (68.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

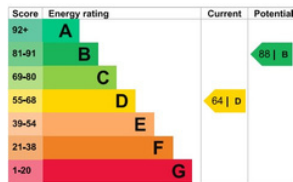


Ground Floor

Approx. Floor Area 415 Sq.Ft (38.5 Sq.M.)

First Floor

Approx. Floor Area 327 Sq.Ft (30.3 Sq.M.)



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Being within but a short stroll of Lostock train station and only a few minutes' drive from the motorway network, the transport links enjoyed by this delightful two bed mid-terraced home really are first-rate, providing swift access to a host of major commercial centres, including Manchester, Bolton and Preston. The highly regarded location certainly has a great deal to offer, with pretty local countryside within walking distance, which is sure to score highly with those who enjoy a relaxing walk with the dogs of an evening, yet still benefiting from superb local schools and plenty of shops and amenities close at hand, not least Bolton town centre, with its diverse range of high street stores, bars and eateries.

Given the accessibility of the location and obvious demand from the rental market, a buy-to-let investor may wish to add this home to their portfolio, however the property will no doubt similarly appeal strongly to those who are looking to take their first excited leap onto the housing ladder, searching for a home into which they simply need to move in their furniture, perhaps infusing their own taste and style into the neutral décor at their leisure.

The property itself benefits from not being over-looked to either the front or the rear, with the fantastic open aspect to the front giving a beautiful view of Winter Hill, which is a particular highlight. The homely accommodation is beautifully presented throughout, having been enhanced with a thoughtful extension to the rear and, more recently, a lovely new kitchen and bathroom, which cannot fail to impress. The living spaces comprise of two separate reception rooms and the kitchen to the ground floor, arranged as a dining room located to the front elevation and the larger 12' lounge located to the rear, the latter infusing an enviable warm and inviting ambience which is perfectly conducive to a relaxing evening on the sofa, and benefiting from an attractive feature fireplace which adds a characterful focal point to the space. The 16' kitchen has been recently overhauled, with a beautiful range of wall and base units in grey having been installed, complete with smart contrasting white composite work surfaces and equipped with an integrated electric oven, gas hob and extractor hood, whilst there is space for all one's other free-standing appliances. The neutral décor throughout emphasises the feeling of light and space.

Up on the first floor, the landing provides access to the two bedrooms, with the 12' primary bedroom benefitting from a range of built-in furniture and a charming decorative cast-iron fireplace, as well as the well-proportioned bathroom, which again has been recently updated with a smart three-piece suite in classic white, comprising of WC, vanity wash hand basin and panelled bath with overhead electric shower.

To the rear, the enclosed courtyard provides that much-needed space in which to create one's own little oasis of calm: a spot in which to relax with a glass of wine after a stressful day in the office, whilst enjoying the sunny southerly aspect.

We would highly recommend an early internal inspection to avoid missing out on this lovely home.



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