



REDPATH LEACH

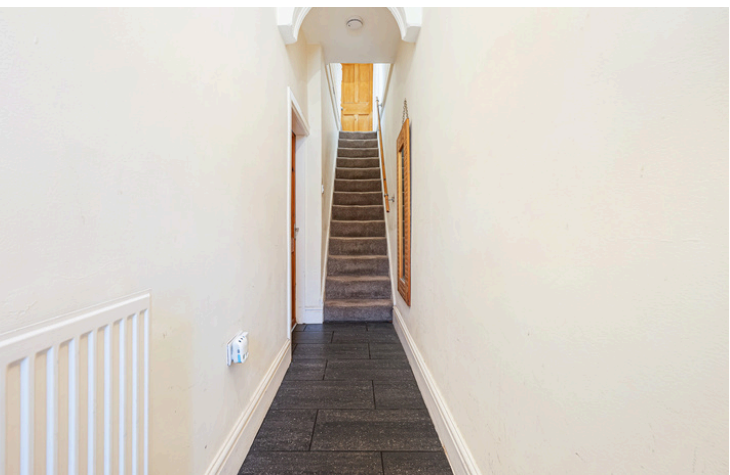
ESTATE AGENTS

FEATURES

- Spacious Mid-Terraced Property
- Highly Regarded Location
- Walking Distance to Train Station
- Two Reception Rooms
- Two Generous Double Bedrooms
- Delightful Cottage Garden to Rear
- Ideal First Time Buy or Investment

HEATON ROAD,
LOSTOCK

£165,000



Heaton Road, Lostock



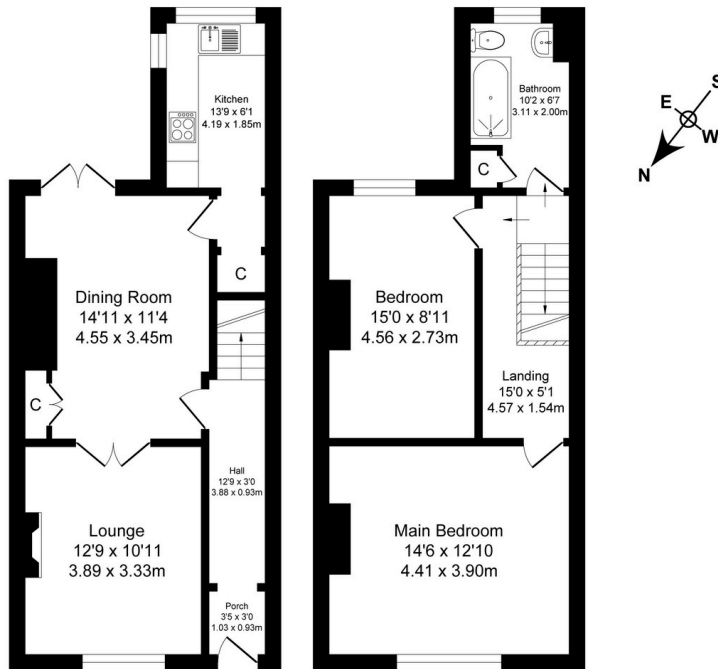
Heaton Road, Lostock



Heaton Road, Lostock

Total Approx. Floor Area 960 Sq.ft. (89.2 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.

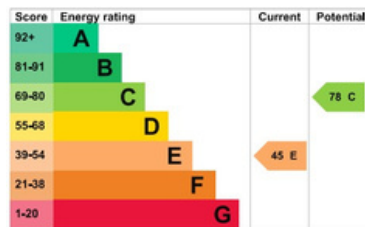


Ground Floor

Approx. Floor Area 480 Sq.Ft (44.6 Sq.M.)

First Floor

Approx. Floor Area 480 Sq.Ft (44.6 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

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 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.

Offered at an attractive price point and with the additional benefit of no onward chain, the property has been valued to reflect the need for a little investment, yet offers the exciting opportunity for a new owner to update and personalise certain elements, fixtures and/or fittings to their own taste and preference.

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 lovely leafy view towards Winter Hill, which is a particular highlight. The accommodation is extremely deceptive, extending to circa 960 square feet in total: entering via the entrance porch and opening into the reception hallway with its staircase to the first floor, before discovering the two separate reception rooms. Separated by glazed double doors and currently arranged as a 12' lounge to the front elevation, complete with feature slate-effect fireplace, and a 14' dining room to the rear, the option exists to open up or close off these individual spaces, as required, which will be particularly useful when one is entertaining those most populous of gatherings, with guests also able to spill out onto the garden via the uPVC double glazed French doors patio doors for an after-dinner glass of something sparkling.

The kitchen is fitted with a range of high gloss wall and base units in white with contrasting laminated wooden work surfaces and benefits from an integrated electric oven, four ring gas hob and concealed extractor hood, whilst there is space for all one's other free-standing appliances.

Up on the first floor, the spacious landing provides access to the two generously-proportioned bedrooms, both of which benefit from a great deal of natural light, as well as the well-proportioned bathroom, which is fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower.

To the rear, the beautiful cottage-style garden provides that much-needed space in which to create one's own little oasis of calm, bordered by mature trees and shrubs to delight the senses and a lovely spot in which to relax in privacy with a glass of wine after a stressful day in the office, whilst enjoying the sunny southerly aspect.

We are confident that the wonderful potential of this home will ensure a swift sale and would highly recommend an early viewing appointment to avoid disappointment.



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enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR