

47 Oxford Road, Lostock, Bolton, Greater Manchester, BL6 4AY



£135,000

Superbly presented three bedroom mid terraced property offering excellent accommodation with two reception rooms well equipped kitchen and modern bathroom with three piece white suite. Rear courtyard garden with timber decking. Ideally located for access to Motorway and train lines. Viewing a must.



Located within easy access for Middlebrook retail park M61 Motorway and train lines for Preston and Manchester. This superbly presented three bedroom mid terraced property offers excellent accommodation and comprises :- Porch, hall, lounge, dining room, fitted kitchen with built in and integrated appliances. To the first floor there are three bedrooms two with built in wardrobes, family bathroom with modern three piece white suite. Outside there is a garden area to the front and courtyard to the rear with timber decking. Viewing is essential to appreciate all that is on offer.

Porch

Vinyl flooring, door to:

Hall

Ceramic tiled flooring, coving to ceiling, stairs to first floor landing, door to:

Lounge 12'0" x 11'5" (3.67m x 3.48m)

UPVC double glazed window to front, radiator, laminate flooring, coving to ceiling, double door to:

Dining Room 14'0" x 11'9" (4.27m x 3.58m)

Radiator, laminate flooring, uPVC double glazed french doors to garden, door to built-in under-stairs storage cupboard.

Kitchen 9'0" x 8'0" (2.74m x 2.45m)

Fitted with a matching range of cream gloss base and eye level units with underlighting, drawers and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher and washing machine, space for fridge and fridge/freezer, built-in electric fan assisted double oven, gas hob with extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

Landing

Door to:

Bedroom 1 12'0" x 14'5" (3.67m x 4.39m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving and overhead storage, radiator.

Bedroom 3 8'0" x 8'10" (2.45m x 2.69m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with hanging rails and shelving, radiator.



Bedroom 2 9'2" x 8'0" (2.79m x 2.45m)

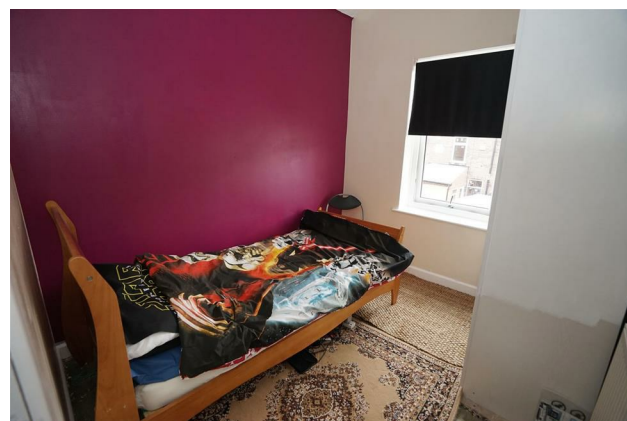
UPVC double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising p shaped panelled bath with electric shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, tiled flooring.

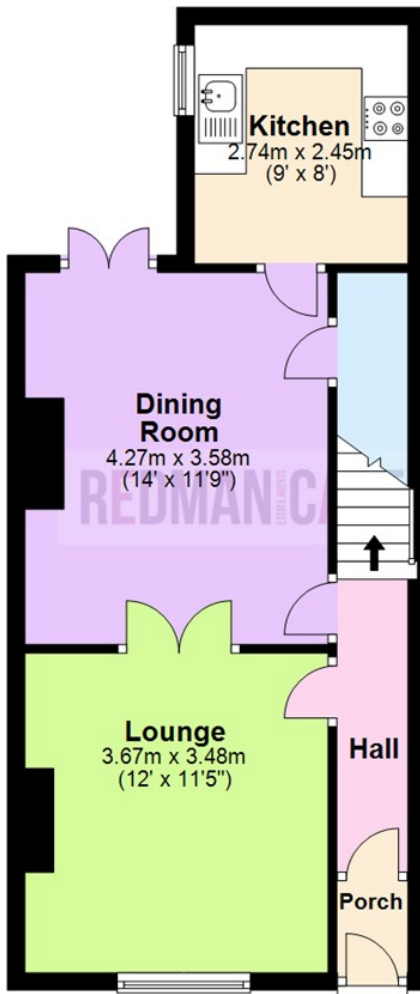
Outside

Front garden, enclosed by dwarf brick wall to front and sides, paved pathway leading to front entrance door blue slate bedding area. Rear garden, enclosed by brick wall and timber fencing to rear and sides, timber, decking and area, timber garden shed, rear gated access.



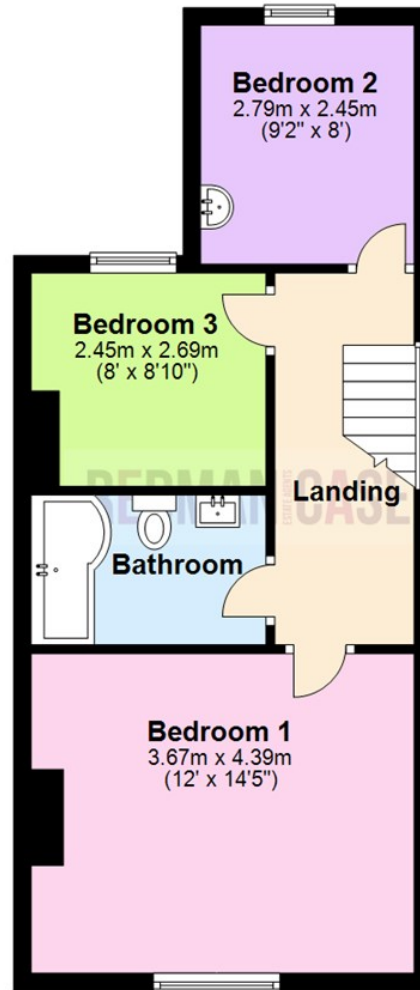
Ground Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 85.1 sq. metres (916.0 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	88
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	87
England & Wales	EU Directive 2002/91/EC	

