

1039 Chorley New Road, Lostock, Bolton, Lancashire, BL6 4LN



## Offers In The Region Of £310,000

Deceptively spacious detached three bedroom true bungalow, ideally located for access to local amenities, shops, schools and transport links. Sold with no chain and vacant possession, very rarely do these properties ever come up don't miss your chance to own one of these delightful bungalows.

- Detached True Bungalow
- Fitted Kitchen
- No Chain
- Viewing Essential
- Three Bedrooms
- Disabled Adapted Shower Room
- Vacant Possession
- EPC Rating E





Benefitting from gas central heating double glazing and being sold with no chain and vacant possession means this detached three bedroom true bungalow won't be around for long. The property comprises :Porch, hall, lounge, fitted kitchen, three generous bedrooms and bathroom fitted with a four piece suite that has been adapted for a disabled person. Outside there is a open plan garden with large lawned area, extensive paved driveway with parking for 5 cars leading to a detached garage. To the rear is a private easily maintained garden with paved patio mature flower and shrub beds and paved walkways, the property also benefits from being a freehold proeprty, CCTV, cavity wall insulation and is ideally located for access to local amenities, schools, Middlebrook retail park and transport network for both road and rail. Viewing is essential to appreciate al that is on offer.

### **Porch**

UPVC double glazed window to front, uPVC double glazed window to side, frosted window to rear, uPVC double glazed entrance door, door to:

### **Hallway**

Wall mounted gas boiler serving heating system and domestic hot water with electricity meter, door to:

### **Lounge 16'8" x 12'8" (5.08m x 3.86m)**

UPVC double glazed window to front, two double radiators, coving to ceiling, door to:

### **Kitchen 11'10" x 8'10" (3.61m x 2.69m)**

Fitted with a matching range of base and eye level units with contrasting worktop space, 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, four ring halogen hob with extractor hood over, uPVC double glazed window to side, double radiator, uPVC double glazed side door, door to:

### **Hallway**

Built in airing cupboard, door to:

### **Bedroom 1 9'7" x 12'4" (2.92m x 3.76m)**

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, coving to ceiling.

### **Bedroom 2 9'7" x 9'3" (2.92m x 2.82m)**

Radiator, coving to ceiling, uPVC double glazed french doors to garden, door to:

### **Bedroom 3 8'5" x 8'10" (2.56m x 2.69m)**

UPVC double glazed window to side, radiator.





### Bathroom

Fitted with four piece coloured suite comprising pedestal wash hand basin, tiled disabled access shower area with electric shower over, bidet and low-level WC, full height ceramic tiling to all walls, extractor fan, two uPVC frosted double glazed windows to side, radiator.

### Garage

Brick built single garage with power and light connected, uPVC double glazed window to side, Up and over door.

### Outside

Open plan front garden, enclosed by timber fencing to side, extensive paved driveway to the front and side leading to garage and with car parking space for four five cars with lawned area and mature hedging borders cctv cameras.

Rear garden, enclosed by timber fencing and mature hedge rear and sides, large paved sun patio, paved pathway with lawned storage and mature flower and shrub borders, security lighting, cctv cameras.




# **Ground Floor** Approx. 87.3 sq. metres (939.6 sq. feet)



Total area: approx. 87.3 sq. metres (939.6 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 guarantees unless specifically mentioned.  
Plan produced using PlanUp.

## **Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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 CO2 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 