



51 Heaton Road, Lostock, Bolton, Lancashire, BL6 4EF

OIEO £140,000

Great opportunity to purchase this two bedroom, end terraced property located in the sought after area of Lostock. This property would be perfectly suited to a first-time buyer or an investor looking to expand their rental portfolio. Within walking distance to Lostock Train Station and close to local schools and amenities.

On entering the property is an entrance vestibule leading into a large reception room which has carpet throughout and space to accommodate a living area and dining area. To the rear of the ground floor is access into the kitchen which comprises of a range of wall and base units, incorporating a stainless-steel sink, four-ring gas hob, integrated oven, overhead extractor fan. There is also plumbing in place for a washing machine and space to accommodate a tall fridge / freezer.

**the purple
property shop**

Tel: 01204 598979

GROUND FLOOR

Entrance Vestibule

0.97m x 0.87m (3' 2" x 2' 10")

Through Lounge/ Diner

3.87m x 7.95m (12' 8" x 26' 1")

Kitchen

2.90m x 3.39m (9' 6" x 11' 1")

FIRST FLOOR

First Bedroom

3.93m x 3.9m (12' 11" x 12' 10")

Second Bedroom

2.07m x 4.10m (6' 9" x 13' 5")

Family Bathroom

1.77m x 2.921m (5' 10" x 9' 7")

ADDITIONAL INFORMATION

Tenure

Leasehold

990 years from 2 December 1871

Ground rent: TBC by solicitors

Council Tax

Bolton / Band B / Approximately £1585.81 per annum



TOTAL FLOOR AREA (BEHOLD): 1032 sqm (11147 sq ft) approx.
We do not warrant that this plan is correct in accordance with the provisions of the Building Act 1984. It is intended for use as a guide only. It is not intended to be used for any other purpose. The actual layout and dimensions may vary from those shown on this plan. It is not intended to be used for any other purpose. The actual layout and dimensions may vary from those shown on this plan. It is not intended to be used for any other purpose.

