



NATIONWIDE
ESTATE AGENTS

Lostock Lane, Lostock

£140,000 Leasehold

2 bedroom apartment for sale

Description

This well presented two bedroom apartment is located in the desirable area of Lostock and offers spacious, modern living with the added benefit of a balcony and resident parking.

The front door opens into a central hallway, which provides access to all the main areas of the apartment. A convenient storage cupboard is located just off the hallway, offering useful additional space.

At the far end of the apartment is the impressive open plan kitchen, dining and lounge area. The lounge and dining space is particularly generous, benefiting from dual aspect windows that allow plenty of natural light to flood the room, as well as a door leading out onto a private balcony. The kitchen is arranged in a practical U shape and features an integrated oven and hob, along with space for additional freestanding appliances.

The master bedroom is a very good sized double and includes built in wardrobes, access to a private balcony, and its own ensuite shower room comprising WC, hand basin and shower. Bedroom two is also a double and benefits from built in wardrobes.

The family bathroom is fitted with a WC, hand basin and a bath with shower over.



Externally, the property benefits from residents' parking.

Council Tax Band: B (Bolton Council)

Tenure: Leasehold (125 years)

Ground Rent: £300 per year

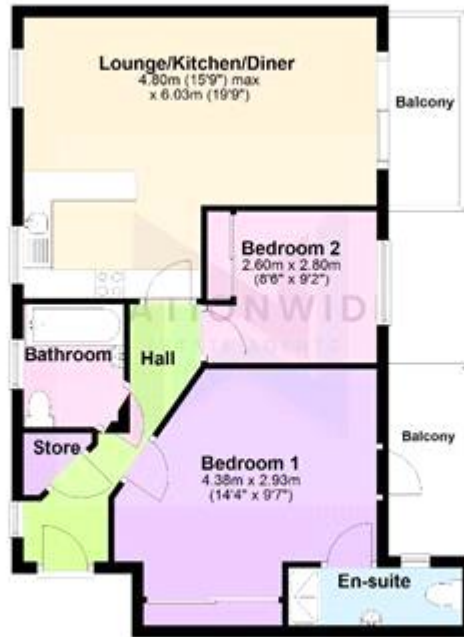
Service Charge: £1,300 per year

Tenure

Leasehold

Ground Floor

Approx. 61.2 sq. metres (658.3 sq. feet)

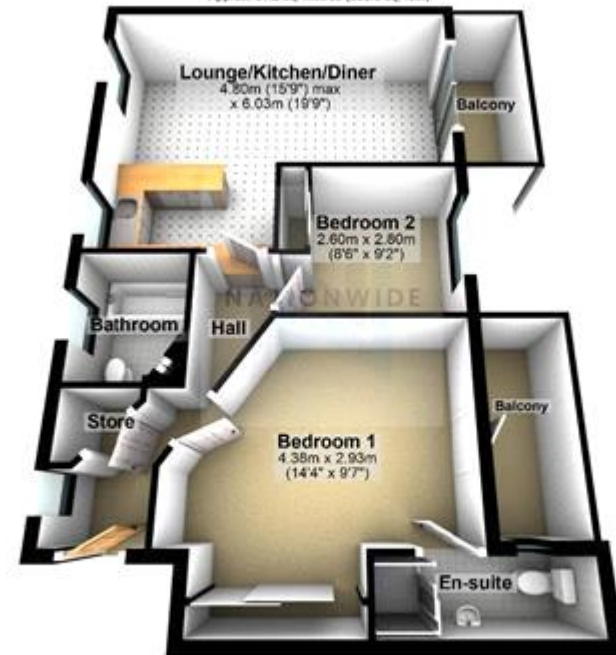


Total area: approx. 61.2 sq. metres (658.3 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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