

Chew Moor Lane, Lostock, Bolton, BL6

£185,000

None

Tenure: Freehold, **Bedrooms:** 3

NO CHAIN DELAY This fabulous three bedroom property, offering deceptively spacious accommodation is set over three floors, with potential to extend. Perfect for first time buyers and growing families! The internal accommodation comprises; entrance hall, snug/potential fourth bedroo

Key features:

- No Chain Delay
- Sought After Area
- Views of Rolling Feilds
- Catchment area for outstanding schools
- Walking distance to train station
- Suburban
- En-suite
- Two allocated parking spaces
- Modern interior
- Garden
- Downstairs cloakroom
- Bus route to Bolton School

Extra info:

- **Property Age:** 10 years
- **Council Tax:** Band C (£1380.64 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



STUNNING FAMILY HOME OFFERED CHAIN FREE

This fabulous three bedroom property, offering deceptively spacious accommodation is set over three floors, with the potential to extend. Perfect for first time buyers and growing families!

The internal accommodation comprises; entrance hall, snug/potential fourth bedroom, open plan kitchen diner. To the first floor there is the L shaped lounge and a double bedroom (currently staged as a single) with fitted furniture and a three piece bathroom suite.

To the second floor there is a single bedroom with fitted furniture and master with EN-SUITE SHOWER ROOM and open COUNTRYSIDE VIEWS to the front! Externally there are gardens to the front and back with two parking spaces.

This is a must view, so book online or call us on 0333 103 8390 today.

Floor plan:

Approximate Gross Internal Area = 80.60 sq m / 867.57 sq ft

Energy Performance Certificate:

Energy Performance Certificate

26a, Chew Moor Lane, Lostock, BOLTON, BL6 4HH

Dwelling type: Mid-terrace house	Reference number: 9466-2857-6702-9501-2581
Date of assessment: 03 October 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 October 2019	Total floor area: 106 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,721
Over 3 years you could save	£ 441

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 441 over 3 years </div>
Heating	£ 1,986 over 3 years	£ 1,833 over 3 years	
Hot Water	£ 516 over 3 years	£ 228 over 3 years	
Totals	£ 2,721	£ 2,280	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 20%; background-color: #4caf50; color: white;">(92 plus) A</td> <td style="width: 20%; background-color: #8bc34a; color: white;">(81-91) B</td> <td style="width: 20%; background-color: #ffc107; color: white;">(69-80) C</td> <td style="width: 20%; background-color: #ffc107; color: white;">(55-68) D</td> <td style="width: 20%; background-color: #ffc107; color: white;">(39-54) E</td> <td style="width: 20%; background-color: #ffc107; color: white;">(21-38) F</td> <td style="width: 20%; background-color: #ffc107; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Current 69</td> <td style="width: 50%; text-align: center;">Potential 83</td> </tr> </table> </td> </tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Current 69</td> <td style="width: 50%; text-align: center;">Potential 83</td> </tr> </table>	Current 69	Potential 83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 165
2 Hot water cylinder thermostat	£200 - £400	£ 144
3 Solar water heating	£4,000 - £6,000	£ 132

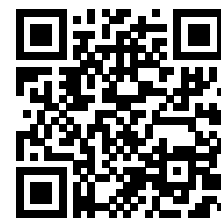
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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