REDMAN CASEY ESTATE AGENTS

15 Greenbarn Way, Blackrod, Bolton, Greater Manchester, BL6 5TA

Offers In The Region Of £140,000

Two bedroom first floor apartment offering superb views to the rear over open farmland. Spacious accommodation throughout with large lounge 2 bedrooms bathroom and fitted kitchen. Open plan garden with block paved area to the front. Sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

- Two Generous Bedrooms
- Garage
- Open Plan Front Garden
- EPC Rating C
- Stunning Views
- Fitted Kitchen
- No Chain
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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This well presented two bedroom first floor apartment is situated on a popular residential estate in Blackrod. Its well placed for access to transport links and amenities including local shops and Middlebrook Retail Park. The property comprises of entrance hallway, stairs leading to landing, lounge with floor to ceiling windows with fantastic views over open farm land, the kitchen which benefits from fitted kitchen with ope views. There are two double bedrooms the main bedroom benefits from fitted wardrobes and there is a family bathroom with walk in shower. Externally the property benefits from a paved front garden. Sold with no chain and vacant possession, viewing is essential to appreciate the condition, space and views on offer.

Entrance Hall
Dado rail, half height timber panelling, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Cupboard
Built-in storage cupboard, door.

Landing
Built-in storage cupboard, door to:

Lounge 11'4" x 14'9" (3.46m x 4.50m)
UPVC double glazed window to rear with panoramic views of open countryside, radiator, laminate flooring, two wall lights, door to:

Kitchen 8'3" x 8'11" (2.52m x 2.71m)
Fitted with a matching light oak fronted base and eye level units with complementary worktop space, corner display shelf, 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, electric point for cooker with pull out extractor hood over, uPVC double glazed window to rear with panoramic views of open countryside, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

Bedroom 1 12'3" x 10'2" (3.73m x 3.10m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, fitted matching dressing table, bedside cabinets and drawers, radiator, door to:

Cupboard
Built-in over-stairs storage cupboard.

Bedroom 2 8'8" x 10'2" (2.64m x 3.10m)
UPVC double glazed window to front, radiator.

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Shower Room
Fitted with three piece suite with upvc wet wall panelling, comprising shower enclosure, inset wash hand basin in vanity unit with cupboards under and WC with hidden cistern, heated towel rail, extractor fan, wall mounted mirror, shaver point, upvc panelled ceiling. vinyl flooring.

Outside
Open plan front garden, brick paved pathway.

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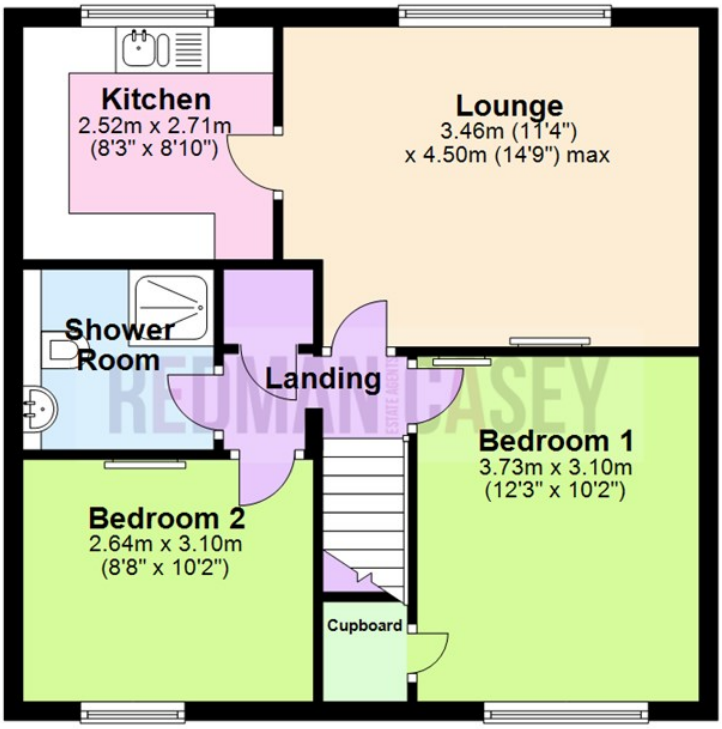
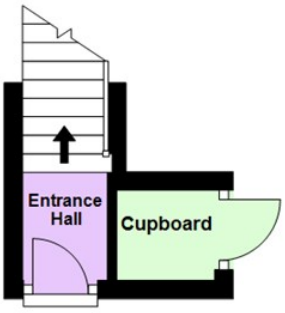
First Floor

Approx. 53.4 sq. metres (574.3 sq. feet)



Ground Floor

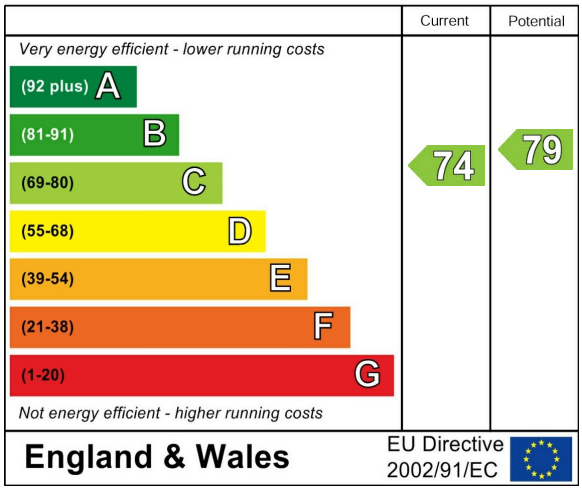
Approx. 2.9 sq. metres (31.1 sq. feet)



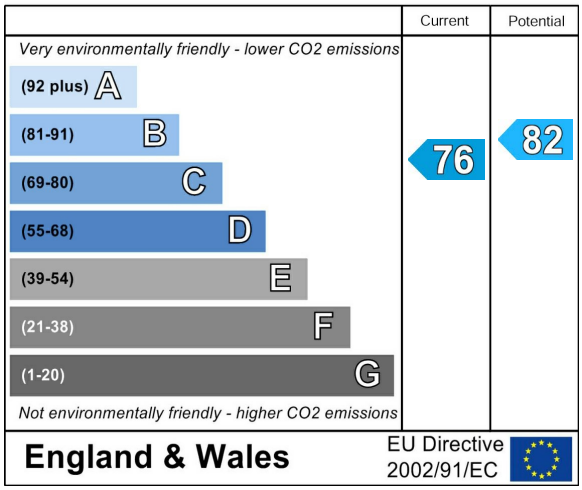
Total area: approx. 56.2 sq. metres (605.4 sq. feet)

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



Environmental Impact (CO_2) Rating



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