

# REDMAN CASEY ESTATE AGENTS

40 Hill Lane, Blackrod, Bolton, BL6 5JQ



**£215,000**

Charming three bedroom mid terraced property, located in a very popular residential area of Blackrod.

Easy access to Motorway and Rail links making commute easy, close to local shops and all local amenities. This well presented spacious home benefits from double glazing, gas central heating, modern kitchen with Bi-Fold door leading onto a fully enclosed garden with patio seating area, and is freehold, Viewing is highly recommended to appreciate the condition, space and location of this charming home.

- Mid Terraced
- Garden To Rear
- No Chain
- EPC Rating C
- Bi-Fold Doors Leading To Garden.
- 3 Bedroom
- Charming Cottage
- Council Tax Band B
- Popular Residential Location
- Freehold

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Three bedroom mid terraced property. This charming property is located in a popular residential area of Blackrod close to good rail and road links making commute easy, close to local shops and all local amenities. The property comprises :- Entrance porch, lounge, kitchen diner, to the upstairs there are three bedrooms and a family bathroom. The outside is fully enclosed laid to lawn with patio seating area and wooden entertainment area. This spacious home benefits from double glazing, gas central heating, garden, sold with no chain and is Freehold.

Viewing is highly recommended to appreciate the location and all this property has to offer.

### **Porch**

UPVC double glazed entrance door to front,

### **Lounge 11'0" x 13'10" (3.35m x 4.22m)**

UPVC double glazed window to front, double radiator,:

### **Stairs**

Stairs,

### **Kitchen/Diner 17'2" x 13'10" (5.24m x 4.22m)**

Fitted with a matching range of base units with drawers and ceramic worktop space over, stainless steel sink unit with mixer tap, built-in integrated fridge and dishwasher, plumbing for automatic washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in ceramic hob, built-in microwave, double radiator, ceramic tiled flooring, metal double glazed entrance bi-fold doors to rear,

### **WC**

Low level WC, wash hand basin.

### **Bedroom 1 13'8" x 9'3" (4.17m x 2.82m)**

UPVC double glazed window to rear, fitted wardrobes, double radiator, two double doors.

### **Bedroom 2 11'0" x 7'2" (3.35m x 2.18m)**

UPVC double glazed window to front, radiator, fitted wardrobes,:

### **Bedroom 3 7'8" x 6'4" (2.34m x 1.94m)**

UPVC double glazed window to front, Storage cupboard, radiator,

### **Landing**

### **Bathroom**

Three piece suite with comprising, wash hand basin, double shower cubicle with folding glass screen and low-level WC, ceramic and full height tiling to all walls, heated towel rail, extractor fan, heated towel rail, ceramic tiled flooring.



## Outside Rear

Enclosed garden space with patio seating area, lawn, wooden garden entertainment area.

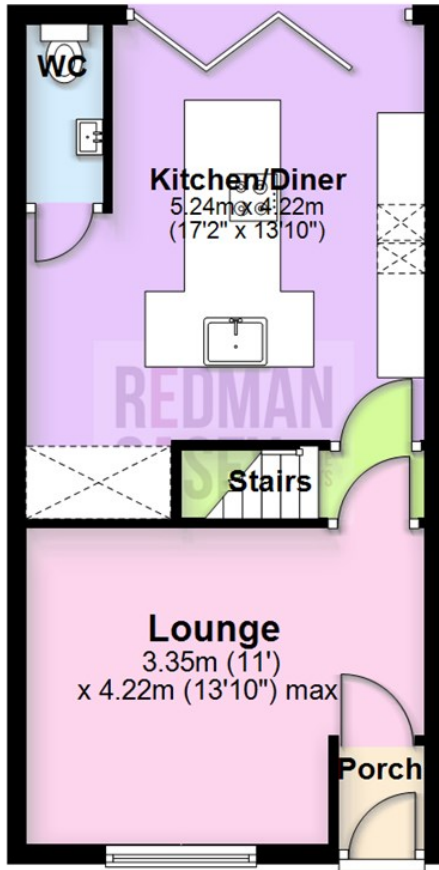
Open plan, door to:

Storage cupboard.



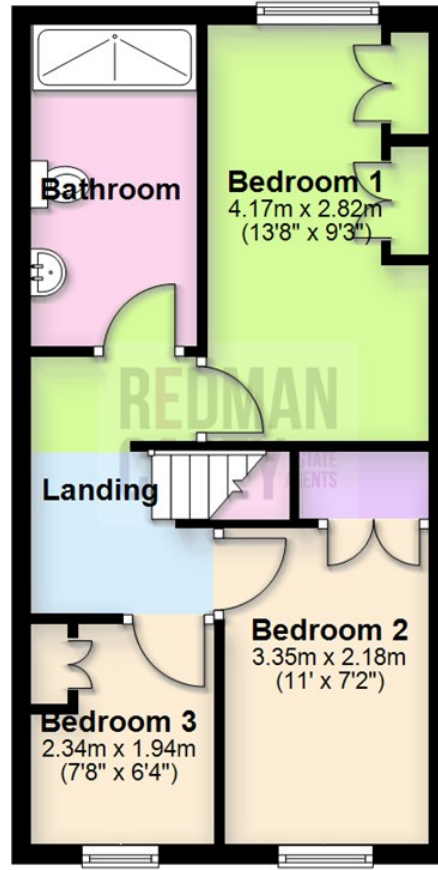
### Ground Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Total area: approx. 74.7 sq. metres (803.6 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 guarantee unless specifically mentioned.  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	<b>74</b>	<b>89</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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