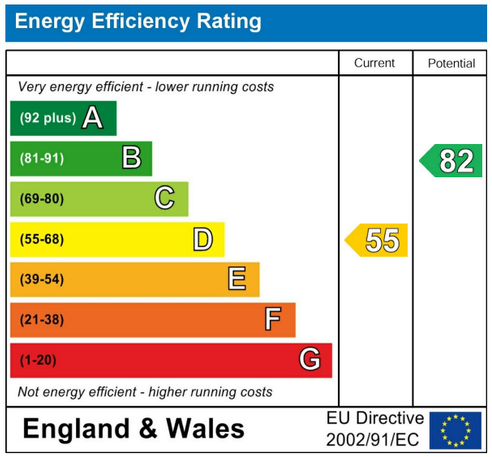
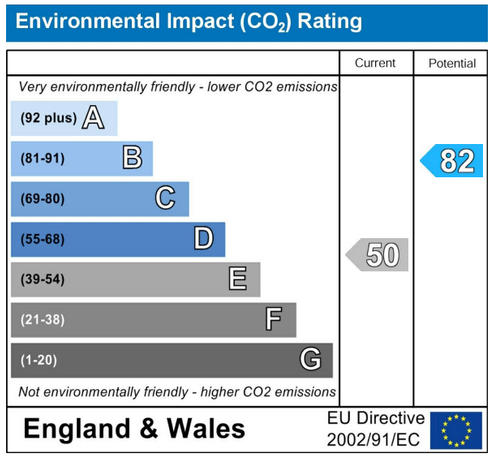
REDMAN CASEY ESTATE AGENTS

Total area: approx. 83.5 sq. metres (898.7 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

1 Hope Street, Blackrod, Bolton, Greater Manchester, BL6 5ST

Superbly presented and deceptively spacious end terraced property. Ideally located for access to transport links, shops & highly sought after schools. The property offers excellent accommodation in a pleasant tucked away location.

£150,000

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This deceptively spacious end terraced property located in this highly sought after area must be viewed to be believed, offering fantastic family accommodation the property comprises:- Porch, spacious lounge, kitchen fitted with a range of modern units with built in and integrated appliances, generous dining room. To the first floor there are three well proportioned bedrooms and a bathroom fitted with a three piece white suite. Outside to the side and rear is a communal garden with large paved courtyard. The property benefits from gas central heating and double glazing and is ideally located for access to rail and motorway links along with shops and highly sought after schools. Viewing is essential to appreciate all that is on offer, sold with no chain and vacant possession.

Porch
Door to:

Lounge
15'7" x 14'9" (4.75 x 4.49)
UPVC double glazed window to front, two double radiators, open plan carpeted stairs to first floor landing, door to:

Kitchen
14'9" x 5'7" (4.49 x 1.7)
Fitted with a matching range of modern light beech effect base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, door to:

Dining Room
9'10" x 14'9" (3 x 4.49)
UPVC double glazed window to front, boiler cupboard, housing wall mounted combination boiler serving heating system and domestic hot water vented for tumble dryer, double radiator, door, open plan dining room.

Bedroom 2
12'2" x 8'8" (3.71 x 2.64)
UPVC double glazed window to front, double radiator.

Bedroom 3
9'0" x 5'9" (2.74 x 1.75)
UPVC double glazed window to rear, radiator.

Landing
Doors to:

Bedroom 1
9'7" x 14'9" (2.92 x 4.5)
UPVC double glazed window to front, double radiator, door to:

Cupboard
Built-in over-stairs storage cupboard with shelving.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower attachment over, matching mixer tap and glass screen, pedestal wash hand basin with swan neck mixer tap and tiled splashback and low-level WC, full height ceramic tiling to two walls, extractor fan, uPVC frosted double glazed window to rear, radiator.

Outside
Enclosed communal side and rear gardens, paved courtyard, flower and shrub borders.

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