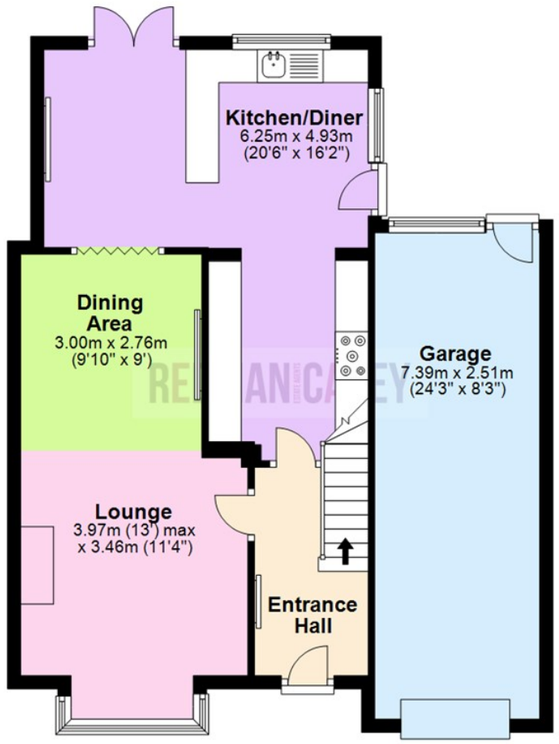
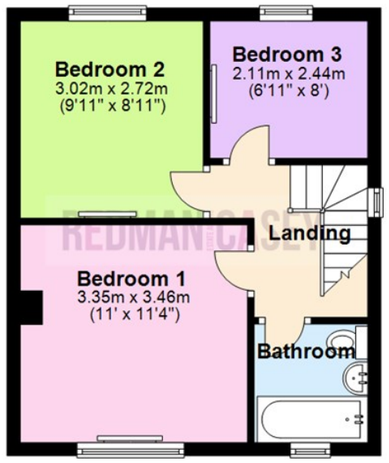
Ground Floor
Approx. 50.2 sq. metres (540.7 sq. feet)



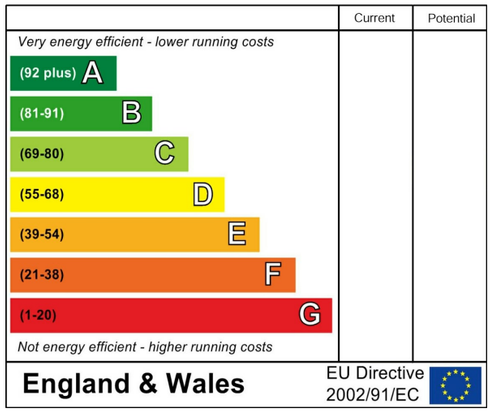
First Floor
Approx. 34.0 sq. metres (366.0 sq. feet)



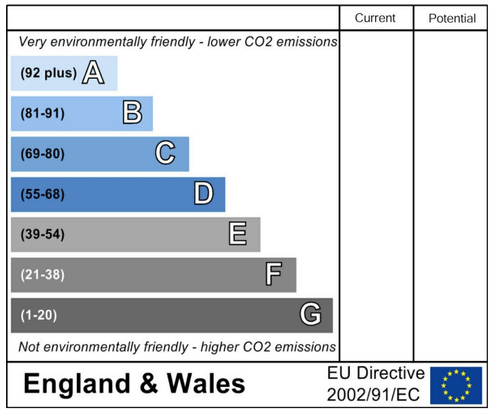
Total area: approx. 84.2 sq. metres (906.7 sq. feet)

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 guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



REDMAN CASEY ESTATE AGENTS

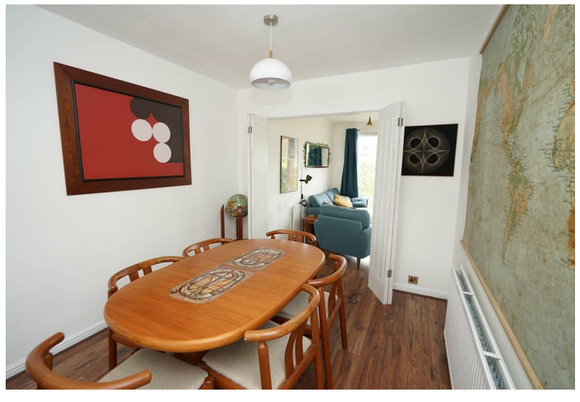
18 Thirlmere Road, Blackrod, Bolton, BL6 5EB

Stunning extended family home located in the ever popular location of Blackrod. Offering excellent accommodation throughout with large single story extension to the rear, the property is ideally located for access to many local amenities, shops, transport links and local countryside walks. Sold with no onward chain viewing is highly recommended to appreciate all that is on offer. The property is freehold

Offers In The Region Of £275,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk



Situated on this highly sought after estate in Blackrod this extended family semi detached property offers superb accommodation throughout with open plan lounge diner, extended dining kitchen. 3 generous bedrooms and bathroom with three piece suite. Parking for 2 cars plus large garage to the front and side and private rear garden with block paved patio and lawned area. The property is in superb condition throughout and is sold with no onward chain and is ideally located for local shops, schools transport links for M61 motorway and Rail connection at Blackrod Station giving a direct line into Manchester. Viewing is highly recommended to appreciate all that is on offer. The property is freehold

Entrance Hall
Radiator, laminate flooring, stairs to first floor landing, Composite double glazed entrance door, door to:

Lounge
13'0" x 11'4" (3.97m x 3.46m)
Window to front, window to side, double glazed bay window to front, coal effect gas fire, laminate flooring, open plan, door to:

Dining Area
9'10" x 9'1" (3.00m x 2.76m)
Double radiator, laminate flooring, folding door to:

Kitchen/Diner
20'6" x 16'2" (6.25m x 4.93m)
Fitted with a matching range of modern light grey base and eye level units with underlighting, drawers, cornice trims and complementary worktops, matching pantry cupboard, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, washing machine and tumble dryer, built-in eye level electric fan assisted double oven, five ring hob with pull out extractor hood over, uPVC double glazed window to rear, window to side, radiator, laminate flooring, uPVC double glazed french doors to garden, Composite double glazed stable door, door to:

Landing
UPVC double glazed window to side, access to loft space, door to:

Bedroom 1
11'0" x 11'4" (3.35m x 3.46m)
UPVC double glazed window to front, radiator.

Bedroom 2
9'11" x 8'11" (3.02m x 2.72m)
UPVC double glazed window to rear, radiator.

Bedroom 3
6'11" x 8'0" (2.11m x 2.44m)
UPVC double glazed window to rear, radiator, laminate flooring.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, vinyl flooring.

Outside
Front garden, dwarf brick wall and timber fencing front and side, double width block paved to the front leading to garage and with car parking space for two cars with lawned area and mature flower and shrub borders.
Rear garden, enclosed by timber fencing and mature hedge to rear and sides, block paved sun patio with lawned area and mature flower and shrub borders, timber garden shed.

Garage
24'3" x 8'3" (7.39m x 2.51m)
Attached single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, window to rear, Up and over door, door.