REDMAN CASEY ESTATE AGENTS

5 Blackhorse Avenue, Blackrod, Bolton, Lancashire, BL6 5HE

Offers In Excess Of £165,000

Semi detached Dorma bungalow two/three bedroom, Situated in a quiet cul-de-sac close to local schools, shops and all local amenities. This property benefits from gas central heating, double glazing, outdoor space to front and rear with off road parking. This property will be sold with vacant possession and no onward chain. Viewing is recommended to appreciate all that is on offer.

- Dorma Bungalow
- Gardens Front and Rear
- Gas Central Heating
- Vacant Possession
- 2/3 Bedroom
- Off Road Parking
- Double Glazing
- No Chain

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

Redman Casey are pleased to offer to market this Semi Detached 2/3 bedroom Dorma bungalow situated in a quiet residential cul-de-sac close to all local amenities, shops and schools. This property comprises:- To the ground floor entrance hall, lounge, dining room or third bedroom, kitchen, and sun room at the rear. To the first floor there are two double bedrooms and a family bathroom. The outside space has garden to the front and a driveway. To the rear there is a garden and patio seating area.
The property benefits from double glazing and gas central heating. Viewing is recommended to appreciate all that is on offer and the location of this property.

Entrance Hall
UPVC opaque double glazed window to front, radiator, stairs, door to:

Lounge 13'8" x 12'5" (4.17m x 3.79m)
UPVC double glazed window to front, coal effect electric fireplace set in surround, radiator, door to:

Dining Room / Bedroom 3 10'10" x 9'5" (3.31m x 2.88m)
Radiator, uPVC double glazed sliding entrance door to rear, door to:

Kitchen 10'10" x 10'0" (3.31m x 3.05m)
Metal frame double glazed window to rear, metal double glazed frosted entrance door to rear, door to Storage cupboard.

Sun Room
Hardwood double glazed window to rear, hardwood double glazed window to side, radiator, hardwood double glazed entrance door to side.

Landing
Door to:

Bedroom 1 9'4" x 15'7" (2.85m x 4.75m)
UPVC double glazed window to front, radiator, door to:

Bedroom 2 8'4" x 10'6" (2.54m x 3.19m)
UPVC double glazed window to rear, radiator, door to:

Bathroom
Three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted electric shower and glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, radiator.

Outside Front
Enclosed front garden with mature flower beds with shrubs and planting, driveway and path to front door.

Outside Rear
Fully enclosed garden with lawn area mature flower beds with shrubbery and patio seating area.

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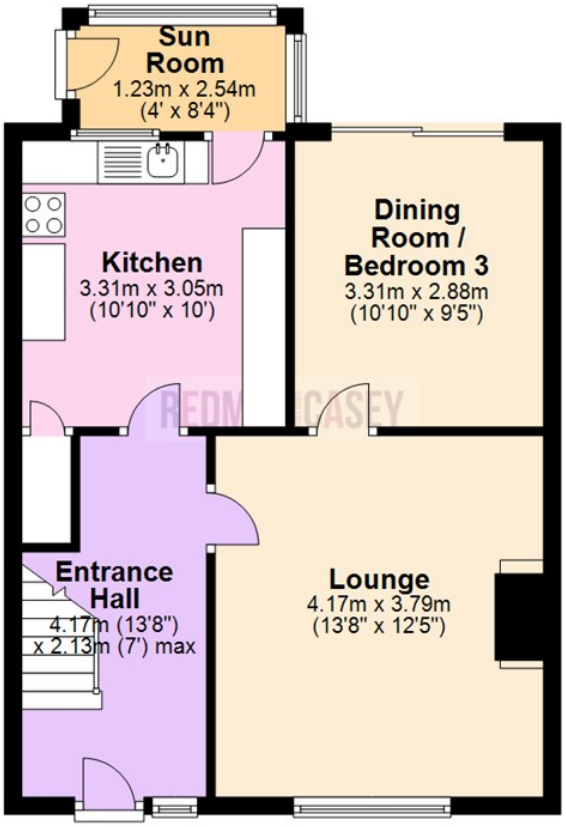
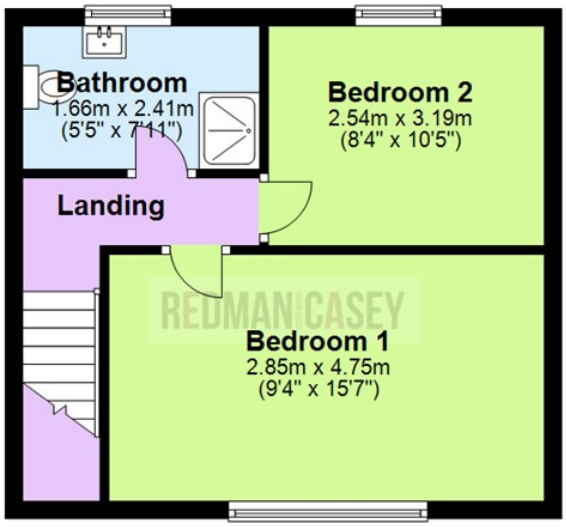
Ground Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 80.8 sq. metres (869.5 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
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