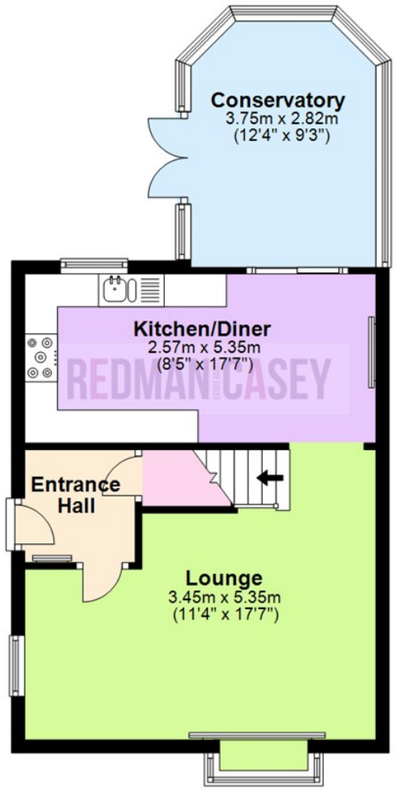
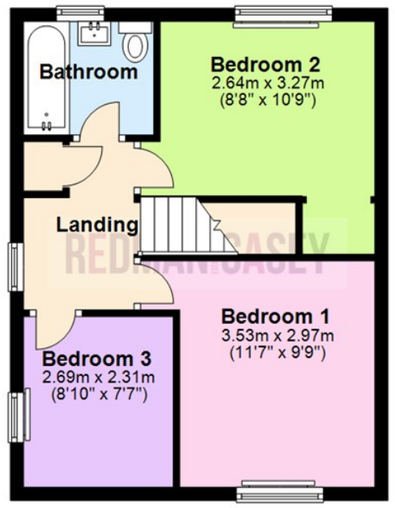
Ground Floor
Approx. 48.7 sq. metres (523.8 sq. feet)

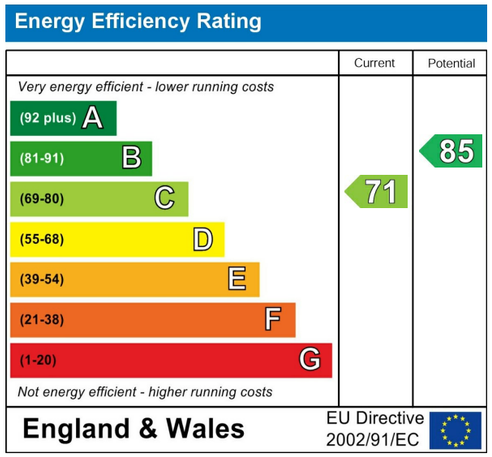


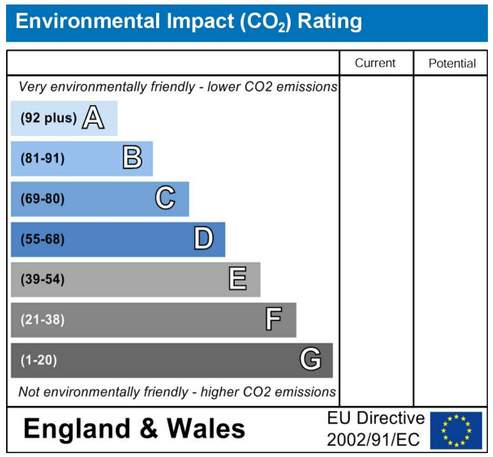
First Floor
Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 86.7 sq. metres (932.8 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.





REDMAN CASEY ESTATE AGENTS

13 Lymbridge Drive, Blackrod, Bolton, BL6 5TH

Three bedroom detached property located on this highly popular residential estate in the centre of Blackrod. Ideally positioned for primary schools shops and transport links with the m61 and Blackrod railway station in close proximity. The property offers excellent accommodation with l shaped lounge, dining kitchen and conservatory. 3 bedrooms and bathroom. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £250,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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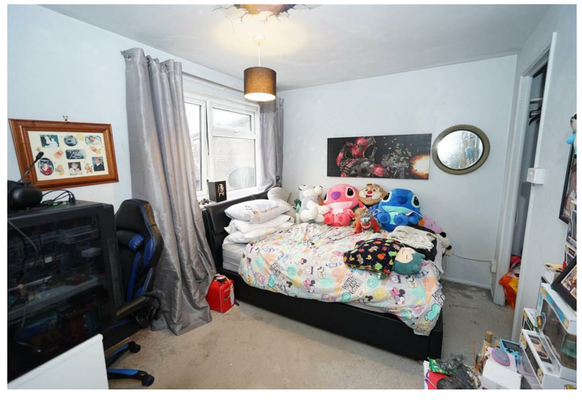
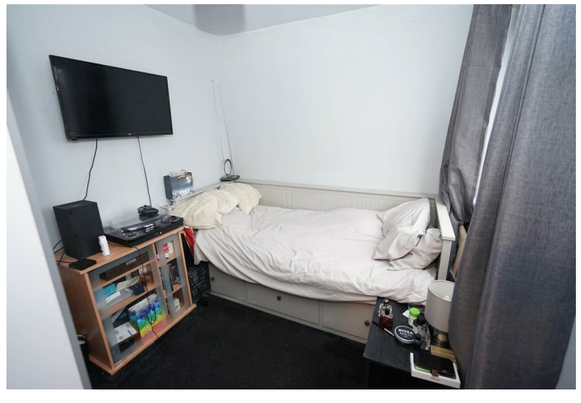

Located on this highly popular estate in the centre of Blackrod this three bedroom detached property offers excellent accommodation which comprises : Entrance hall, l shaped lounge, fitted dining kitchen leading to a conservatory. To the first floor there are three generous bedrooms and bathroom fitted with a three piece white suite. Outside there are open plan gardens to the front and side with block paved driveway leading to a detached single garage, to the rear there is an enclosed garden withlawned area paved patio and timber decking. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Double radiator, vinyl flooring, uPVC double glazed entrance door, door to built-in under-stairs storage cupboard.

Lounge
11'4" x 17'7" (3.45m x 5.35m)
UPVC double glazed window to side, uPVC double glazed box window to front, double radiator, stairs to first floor landing, open plan to:

Kitchen/Diner
8'5" x 17'7" (2.57m x 5.35m)
Fitted with a matching range of effect base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, five ring hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, double glazed patio door to:

Conservatory
12'4" x 9'3" (3.75m x 2.82m)
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, two windows to rear, four windows to side, ceramic tiled flooring, double door.

Landing
UPVC double glazed window to side, Storage cupboard, door to:

Bedroom 1
11'7" x 9'9" (3.53m x 2.97m)
UPVC double glazed window to front, radiator.

Bedroom 2
8'8" x 10'9" (2.64m x 3.27m)
UPVC double glazed window to rear, built-in over-stairs storage cupboard, radiator, open plan, door to:

Bedroom 3
8'10" x 7'7" (2.69m x 2.31m)
UPVC double glazed window to side, radiator.

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

Outside
Open plan front and side garden, block paved driveway to the side leading to garage with car parking space for two cars, lawned area with a range of ornamental trees, detached brick built single garage with power and light connected. Rear garden, paved sun patio timber, decking and area, timber fencing to rear and sides with lawned area and mature flower and shrub borders, side gated access.