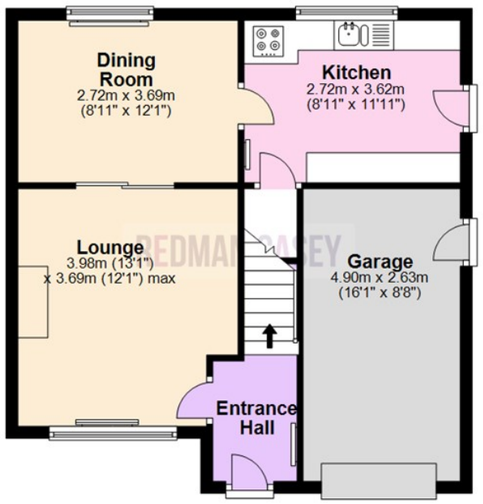
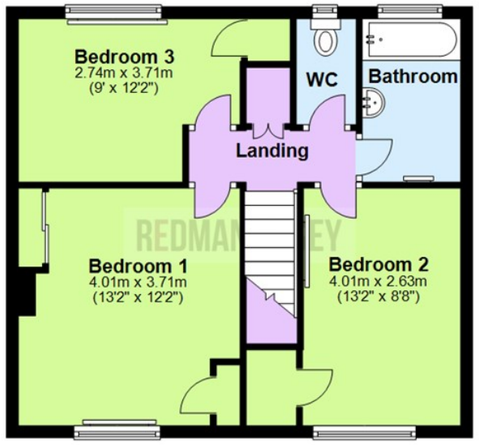
Ground Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



First Floor

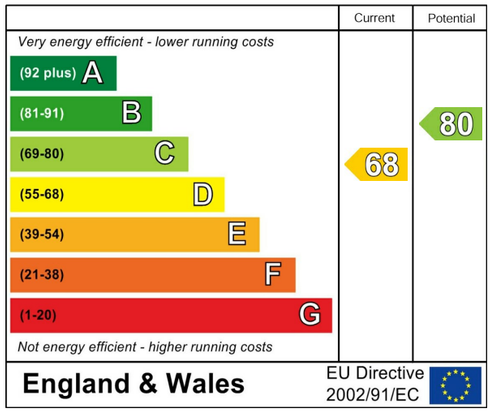
Approx. 50.7 sq. metres (545.3 sq. feet)



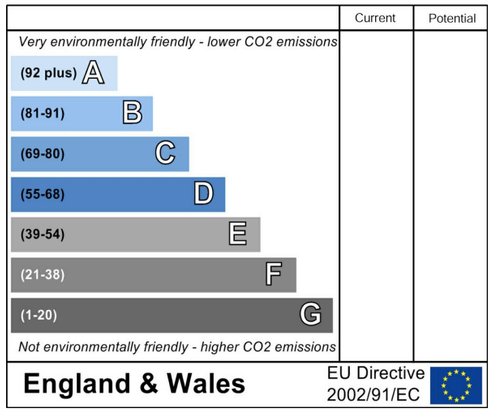
Total area: approx. 104.8 sq. metres (1128.0 sq. feet)

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



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 ESTATE AGENTS

2 Carlton Close, Blackrod, Bolton, Lancashire, BL6 5DL

Superbly presented and deceptively spacious semi detached property offering excellent accommodation for a growing family with three double bedrooms two reception rooms, fitted kitchen, bathroom, gardens and a single garage. Sold with no chain and vacant possession viewings are highly recommended

Offers In The Region Of £230,000

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

Situated in the heart of Blackrod we are pleased to offer for sale this superb 3 double bedroom semi detached property ideal for a growing family with potential to make 4 beds should the need arise. The property offers spacious accommodation throughout which comprises :- Entrance hall, lounge, dining room, fitted kitchen. To the first floor there are three double bedrooms bathroom and separate w.c. Outside there are gardens to the front with block paved driveway leading to a single garage. Rear garden with lawned area and well stocked borders and beds. Ideally located for access to local amenities and shops along with sought after primary schools and transport links for both road and rail. Sold with no chain and vacant possession viewing is highly recommended.

Entrance Hall
Radiator, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge
13'1" x 12'1" (3.98m x 3.69m)
UPVC double glazed window to front, fireplace, double radiator, coving to stippled ceiling, sliding door to:

Dining Room
8'11" x 12'1" (2.72m x 3.69m)
UPVC double glazed window to rear, radiator, door to:

Kitchen
8'11" x 11'11" (2.72m x 3.62m)
Fitted with a matching range of base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, vinyl flooring, uPVC double glazed side door to garden, door to built-in under-stairs storage cupboard.

Landing
Airing cupboard housing, pre-lagged hot water cylinder with linen shelving, double door, door to:

Bedroom 1
13'2" x 12'2" (4.01m x 3.71m)
UPVC double glazed window to front with panoramic views of open countryside, built-in single wardrobe, built-in double wardrobe with sliding doors, radiator,

Bedroom 2
13'2" x 8'8" (4.01m x 2.63m)
UPVC double glazed window to front with panoramic views of open countryside, built-in over-stairs storage cupboard, radiator,

Bedroom 3
9'0" x 12'2" (2.74m x 3.71m)
UPVC double glazed window to rear, built-in storage cupboard, radiator.

WC
UPVC frosted double glazed window to rear, low-level WC.

Bathroom
Fitted with two piece suite comprising deep panelled bath with shower over and glass screen and pedestal wash hand basin with tiled splashback, full height ceramic tiling to three walls, uPVC frosted double glazed window to rear, radiator, door.

Outside
Front garden, block paved driveway to the front leading to garage and with car parking space for car with lawned area and mature flower and shrub borders, enclosed by dwarf brick wall to front and sides. Rear garden, enclosed by timber fencing and mature hedge to rear and sides with lawned area and flower and shrub borders, paved pathway, timber garden shed, well stocked mature rose, flower and shrub borders.

Garage
Attached brick built single garage with power and light connected, Up and over door, side access door.

2 Carlton Close, Blackrod, Bolton, Lancashire, BL6 5DL

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