REDMAN CASEY ESTATE AGENTS

4 Harrison Crescent, Blackrod, Bolton, BL6 5EX

Offers In The Region Of £200,000

Two double bedroom semi detached true bungalow, located on this highly sought after residential estate. Sold with no chain and vacant possession the property requires some internal decorative updating but offers excellent space and generous garden. The property is double glazed throughout and has electric storage heaters viewing is essential to appreciate all that is on offer.

- Semi Detached True Bungalow
- Lounge plus Separate Dining Area
- No Chain
- EPC Rating TBC
- 2 Double Bedrooms
- Modern Kitchen and Shower Room
- Vacant Possession
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, shops and countryside walks this two double bedroom semi detached true bungalow offers excellent space and potential. The property comprises :- Porch, lounge, 2 double bedrooms, shower room, dining area and fitted kitchen with a range of modern units with built in and integrated appliances. Outside there are gardens to both front and rear with a driveway leading to a detached single garage. The property requires decorative updating and is sold with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Porch
uPVC double glazed entrance door, uPVC frosted double glazed window to front, meter cupboard with fuse box and electricity meter, door to:

Lounge 16'8" x 10'11" (5.08m x 3.33m)
UPVC double glazed window to front, fireplace, electric storage heater, door to:

Hallway
Built-in storage cupboard, open plan to Dining Area, door to:

Bedroom 2 10'7" x 9'4" (3.23m x 2.84m)
UPVC double glazed window to side.

Bedroom 1 12'7" x 9'9" (3.84m x 2.97m)
UPVC double glazed window to rear, electric storage heater.

Shower Room
Fitted with three piece white suite comprising tiled shower enclosure with electric shower over, pedestal wash hand basin with mixer tap, low-level and full height ceramic tiling to all walls, uPVC double glazed window to side.

Dining Area 7'1" x 10'6" (2.17m x 3.21m)
UPVC double glazed window to side, folding door to:

Kitchen 7'11" x 12'1" (2.41m x 3.68m)
Fitted with a matching range of maple effect base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, freezer and washing machine, built-in eye level electric fan assisted oven, four ring halogen hob with pull out extractor hood over, uPVC double glazed window to rear and side, electric storage heater, ceramic tiled flooring, Upvc door to garden.

Outside
Front garden, enclosed by dwarf wall to front and side with lawned area and mature flower and shrub borders, paved pathway, driveway to the front and side leading to garage.

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Rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio, paved pathway with lawned area and mature flower and shrub borders, timber garden shed detached concrete sectional garage.

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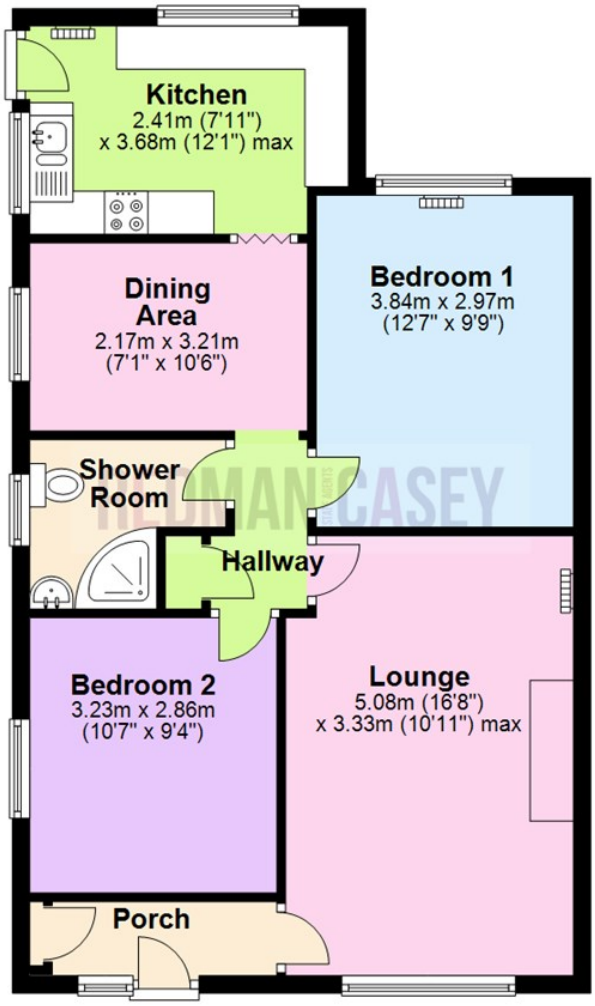
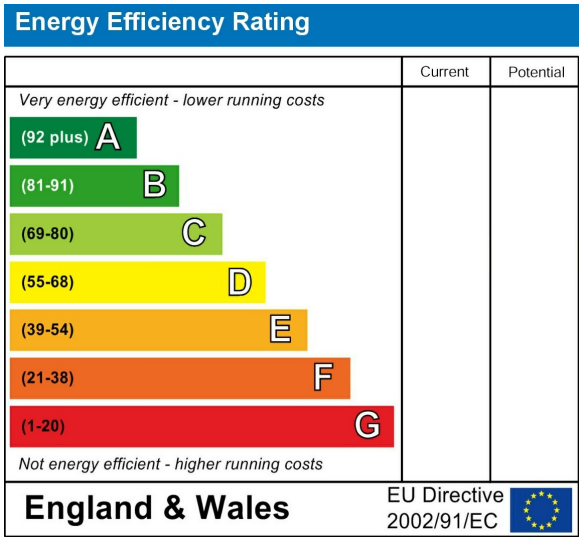
Ground Floor

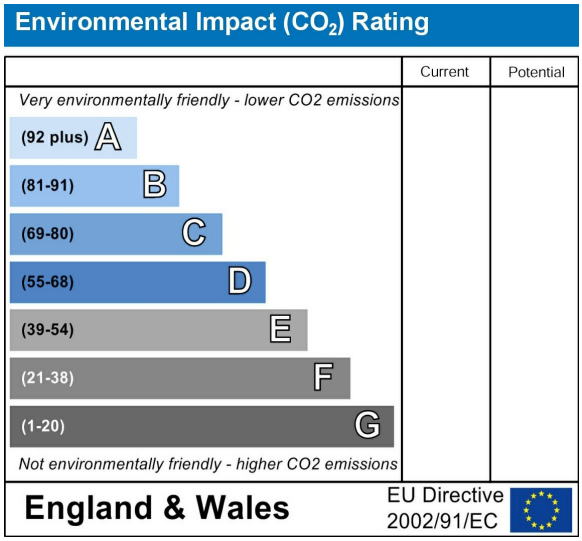
Approx. 64.0 sq. metres (688.6 sq. feet)



Total area: approx. 64.0 sq. metres (688.6 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.





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