REDMAN CASEY ESTATE AGENTS

30 Coniston Road, Blackrod, Bolton, Lancashire, BL6 5DN

£220,000

Three bedroom semi detached property. Situated in the very popular location of Blackrod, close to local schools, shops, and all local amenities. Benefits from gas central heating gardens to front and rear and off road parking. In need of some modernisation this property is sold with vacant possession and no onward chain. Viewing recommended.

- Semi Detached
- Off Road Parking
- Gas Central Heating
- No Chain
- Three Bedroom
- Gardens Front And Rear
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom semi detached property in the very popular location of Blackrod close to local schools,, shops, all local amenities, The property is in need of some modernisation but comprises:- Entrance porch, hallway, study, lounge diner, kitchen, utility. To the first floor there are three bedroom all of which are double. The property also benefits from gas central heating, off road parking and gardens to front and rear. This property is sold with vacant possession and no onward chain. Ideal for investment viewing recommended.

Porch
Hardwood glazed window to side, hardwood glazed window to front, hardwood glazed entrance door to side, door to:

Lounge 10'1" x 8'4" (3.07m x 2.55m)
Hardwood double glazed window to front, double radiator.

Kitchen Area 8'4" x 11'10" (2.53m x 3.61m)
Fitted with a range of base and eye level units with cornice trims, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, electric hob, uPVC double glazed window to rear, door to:

Utility 8'4" x 3'8" (2.53m x 1.12m)
Plumbing for automatic washing machine, vent for tumble dryer, hardwood glazed window to rear, hardwood glazed window to side, metal glazed entrance door to front, door to:

Lounge/Dining Room 14'10" x 19'7" (4.53m x 5.96m)
Hardwood double glazed window to rear, uPVC double glazed window to front, two double radiators, metal double glazed sliding entrance door to rear, door.

Storage
Door to:

Landing
Hardwood frosted double glazed window to front, door to:

Bedroom 1 15'1" x 10'9" (4.60m x 3.28m)
Hardwood double glazed window to rear, hardwood double glazed window to front, radiator, door to:

Bedroom 2 10'8" x 11'7" (3.25m x 3.54m)
UPVC double glazed window to side, double radiator, sliding door to Storage cupboard.

Bedroom 3 8'4" x 11'11" (2.53m x 3.63m)
UPVC double glazed window to rear, double radiator.

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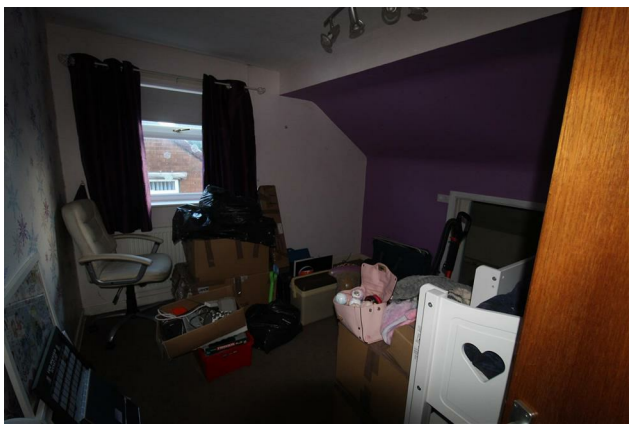
Bathroom
Three piece coloured suite comprising deep panelled bath, pedestal wash hand basin, shower with over and low-level WC, tiled surround, hardwood frosted double glazed window to rear, radiator.

Outside Front
Driveway leading to enclosed front garden

Outside Rear
Enclosed rear garden laid mainly to lawn and outside garden storage.



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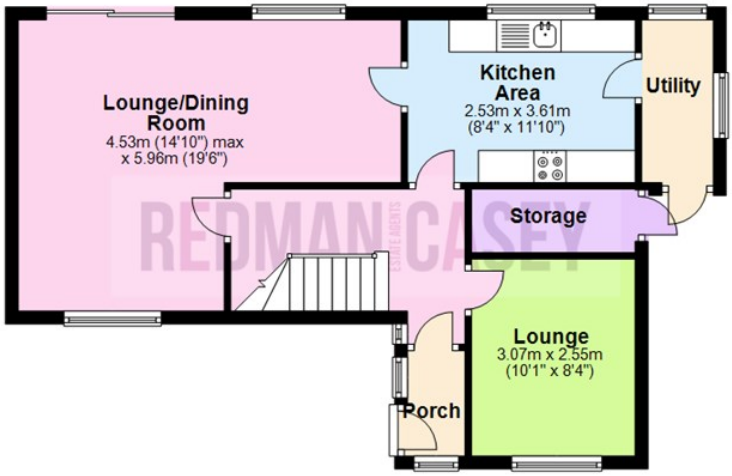
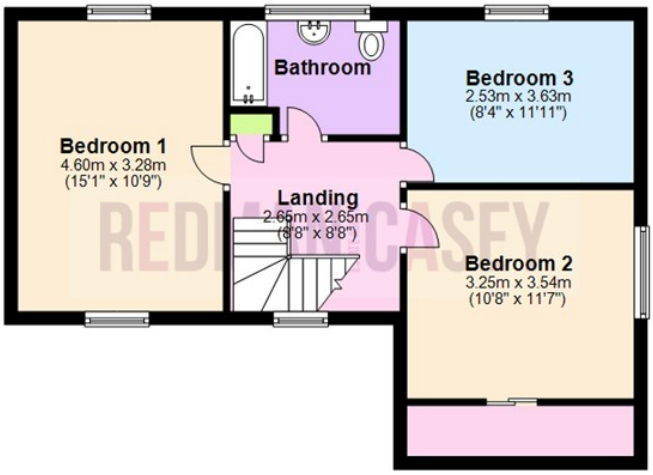
Ground Floor

Approx. 55.1 sq. metres (593.1 sq. feet)



First Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



Total area: approx. 107.3 sq. metres (1155.4 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		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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