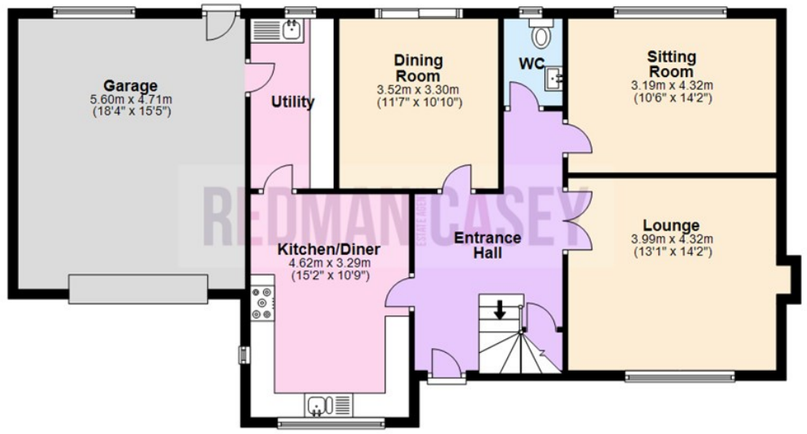
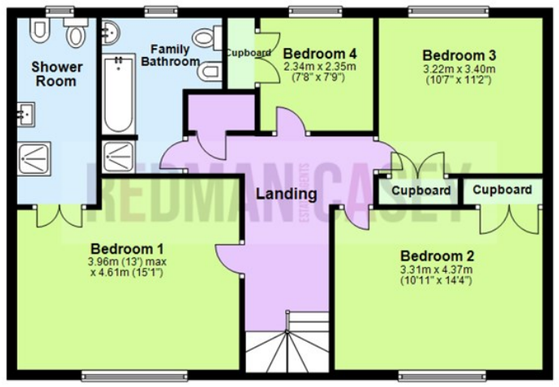
Ground Floor

Approx. 109.3 sq. metres (1176.2 sq. feet)



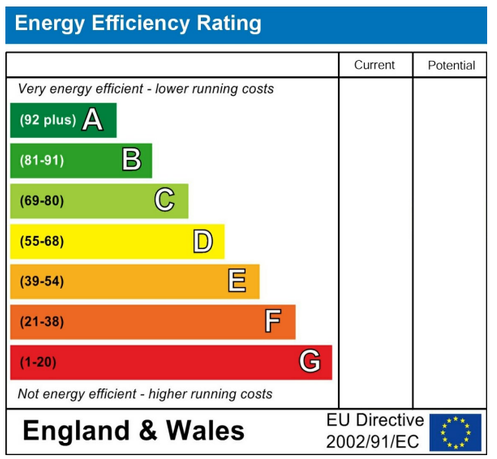
First Floor

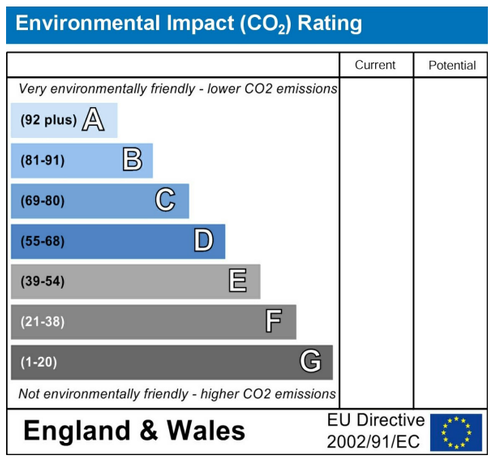
Approx. 79.4 sq. metres (854.3 sq. feet)



Total area: approx. 188.6 sq. metres (2030.5 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.





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

Newstone House, 20 Greenbarn Way, Blackrod, Bolton, BL6 5TA

Deceptively spacious detached property located within its own grounds and offering excellent family accommodation with spacious reception rooms and generous bedrooms. Double garage, extensive driveway with parking for 6 cars plus and large gardens. Viewing is essential to appreciate all that is on offer

Offers In The Region Of £530,000

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Ideally located for access to local amenities, sought after local schools and transport links this four bedroom detached, built in the mid 1980s offers excellent accommodation for a growing family and is set on a large plot which gives potential for expansion should the need arise. The property comprises :- Entrance hall, lounge, sitting room, dining room, wc, dining kitchen and utility. to the first floor there are four bedrooms all with built in wardrobes and the master having a generous four piece en suite shower room, family bathroom fitted with a five piece suite. Outside there are gardens to all sides access via remoted gates the driveway offers parking for 6 cars + large lawned areas with well stocked beds and borders all enclosed by a mixture of stone walls, timber fencing and mature hedges. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Built-in under-stairs cupboard, double radiator, coving to ceiling, stairs, double glazed entrance door, double door to Lounge, door to:

WC
UPVC frosted double glazed window to rear, radiator.

Kitchen/Diner
15'2" x 10'10" (4.62m x 3.29m)
Fitted with a matching range of oak effect base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge and freezer, fitted electric fan assisted oven, five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to front, uPVC double glazed window to side, two radiators, coving to ceiling, door to:

Utility
11'7" x 5'8" (3.52m x 1.73m)
Base cupboards with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine and dishwasher, space for fridge, freezer and tumble dryer, uPVC double glazed window to rear, radiator, door to garage.

Dining Room
11'7" x 10'10" (3.52m x 3.30m)
Radiator, dado rail, coving to ceiling, double glazed patio door to garden, door to:

Lounge
13'1" x 14'2" (3.99m x 4.32m)
UPVC double glazed window to front, coal effect gas fire with ornate Adam style surround and marble effect inset and hearth, double radiator, coving to ceiling.

Sitting Room
10'6" x 14'2" (3.19m x 4.32m)
UPVC double glazed window to rear, double radiator, dado rail, coving to ceiling.

Landing
Cupboard with built-in airing cupboard housing, factory lagged hot water tank, double radiator, door to:

Bedroom 1
13'0" x 15'1" (3.96m x 4.61m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, further two fitted single wardrobes, fitted matching dressing table, bedside cabinets and drawers, double radiator, double door to:

Shower Room
Fitted with four piece white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with mixer tap, bidet and low-level WC full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator.

Bedroom 2
10'10" x 14'4" (3.31m x 4.37m)
UPVC double glazed window to front, double radiator, double door to built-in double wardrobe.

Bedroom 3
10'7" x 11'2" (3.22m x 3.40m)
UPVC double glazed window to rear, double radiator, double door to built-in double wardrobe.

Bedroom 4
7'8" x 7'9" (2.34m x 2.35m)
UPVC double glazed window to rear, radiator, double door built-in double wardrobe.

Family Bathroom
Five piece modern white suite comprising deep panelled bath, inset wash hand basin in vanity unit with mixer tap, tiled shower enclosure, bidet and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, double radiator.

Outside
Front and side gardens, extensive driveway to the front and side leading to garage and with car parking space for six cars large lawned area with flower and shrub borders, enclosed by stone wall and mature hedge to front and sides, remote controlled electrically operated gates.
Rear garden, enclosed by brick wall and timber fencing rear and sides with extensive lawned area and shrub borders.

Garage
Integral double garage with power and light connected, water tap, frosted window to rear, up and over door, part glazed door to garden, door to: