REDMAN CASEY ESTATE AGENTS

307 Manchester Road, Blackrod, Bolton, BL6 5BD

Offers Around £165,000

Two bedroom end terraced property, situated in a very popular residential location and close to both primary and secondary schools, shops and all local amenities. This spacious property benefits from double glazing, central heating, sun room leading to enclosed rear garden and extra room on the first floor that could be office space currently used as a bedroom. Many original features this spacious property should be viewed to appreciate the location, size and all that is on offer.

- Two Bedroom
- Garden To Rear
- Gas Central Heating
- Awaiting EPC
- End Terraced
- Double Glazing
- Council Tax Band A

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

Two bedroom end terraced property with garden to rear. Situated in a very popular residential location, close to local secondary and primary schools, shops and all local amenities. The property comprises: Entrance hall, lounge, dining room, kitchen, sun room. To the first floor there are two bedrooms a family bathroom and another room that is currently used as a bedroom but could be a home office. To the outside there is a small garden to the front and a large enclosed garden to the rear with a patio seating area. Benefits from double glazing and gas central heating.
This spacious home is recommended for viewing to appreciate the space condition and all that is on offer.

Hall
Radiator, stairs,:

Lounge 11'4" x 12'10" (3.45m x 3.92m)
UPVC double glazed window to front, double radiator, open plan to:

Dining Room 13'9" x 12'8" (4.20m x 3.86m)
UPVC double glazed window to side, double radiator, double door.

Kitchen 11'2" x 7'5" (3.40m x 2.26m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and round edged worktops, stainless steel sink unit, built-in dishwasher, space for fridge/freezer, electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over.

Sun Room
UPVC double glazed window to rear, uPVC double glazed window to side, two windows to side, uPVC double glazed entrance door to rear,

Landing

Bedroom 1 14'1" x 10'4" (4.28m x 3.15m)
UPVC double glazed window to rear, Storage cupboard, fitted wardrobe(s) with full-length sliding door, hanging rail, shelving and overhead storage, radiator, two sliding doors,

Bedroom 2 11'7" x 8'10" (3.53m x 2.68m)
UPVC double glazed window to front, radiator.

Upstairs Room
UPVC double glazed window to front, radiator,:

Bathroom
Four piece suite comprising deep panelled bath with mixer tap, vanity wash hand basin in vanity unit with mixer tap, ceramic and tiling to all walls and mirror, shower enclosure with glass screen and low-level WC, uPVC frosted double glazed window to rear.

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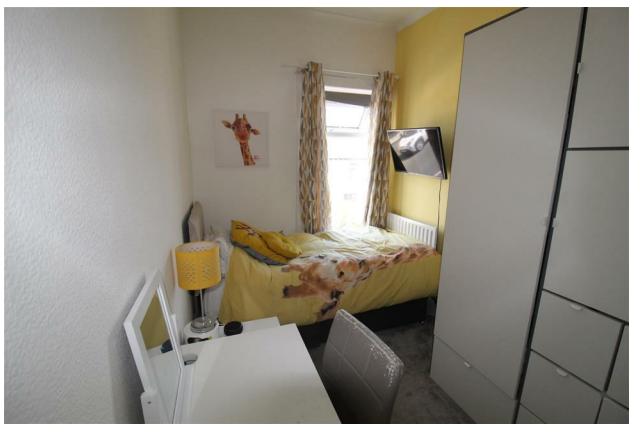
Outside Front
Enclosed small garden area.

Outside Rear
Enclosed rear garden laid to lawn and paved patio seating area.



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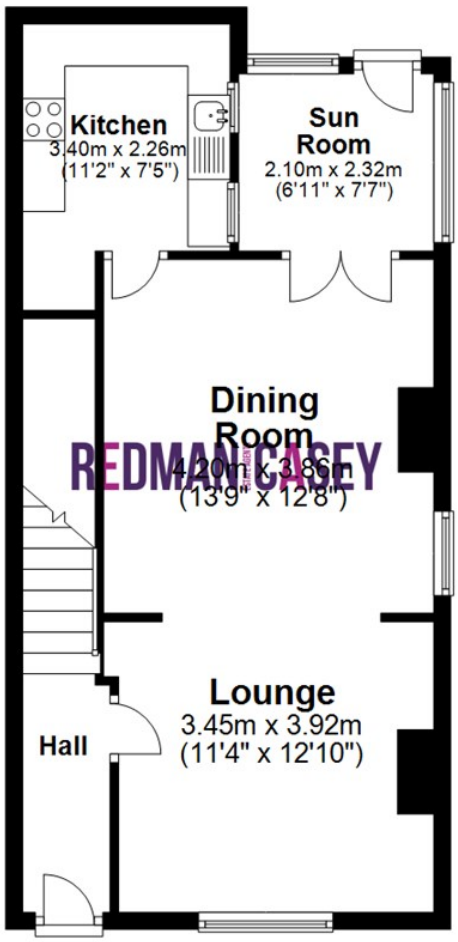
Ground Floor

Approx. 49.0 sq. metres (527.9 sq. feet)

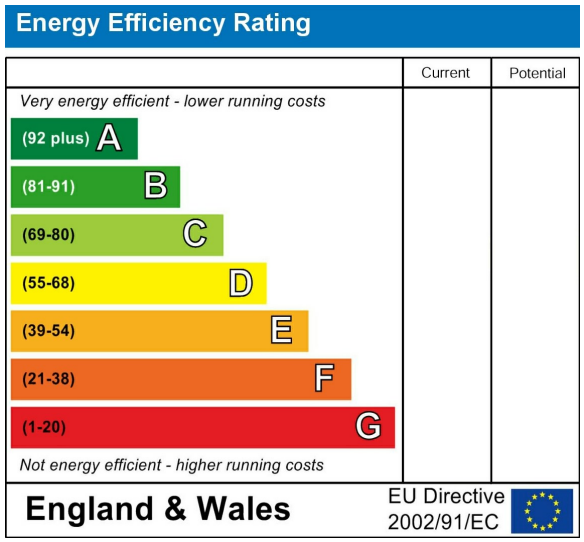


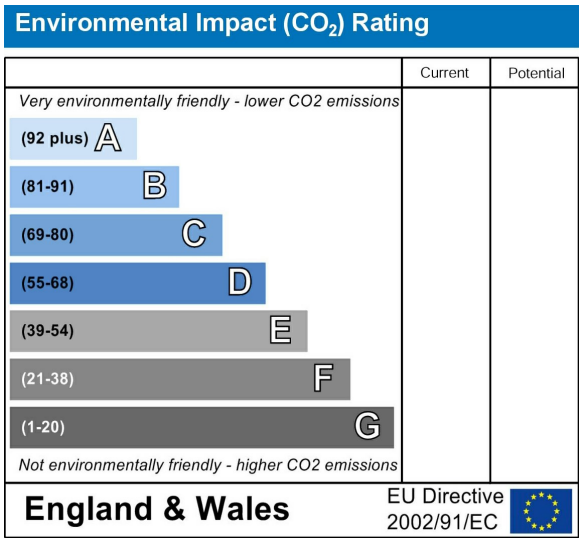
First Floor

Approx. 45.4 sq. metres (488.4 sq. feet)

Total area: approx. 94.4 sq. metres (1016.3 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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