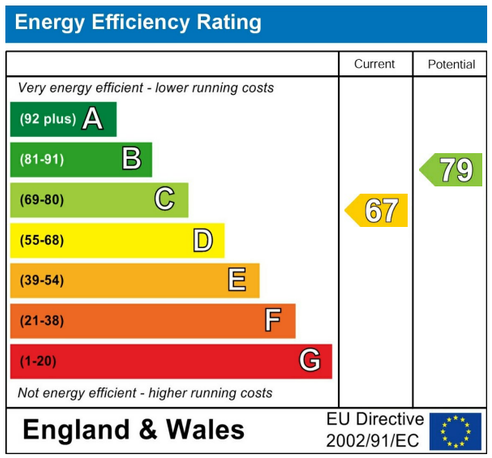
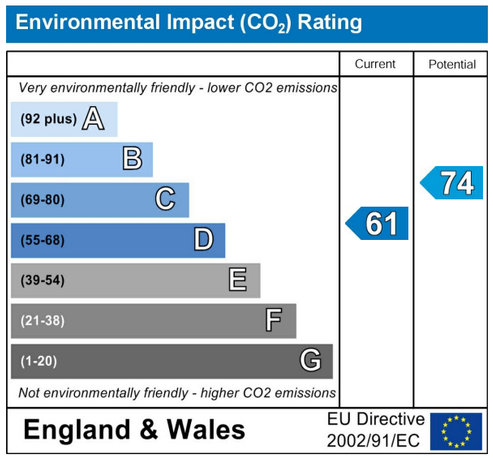
The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or gaurantee unless specifically mentioned.
Plan produced using PlanUp.





REDMAN CASEY ESTATE AGENTS

572 Manchester Road, Blackrod, Bolton, Lancashire, BL6 5SW

Superbly presented and deceptively spacious extended 3/4 bedroom semi detached dormer bungalow. Offering excellent accommodation throughout the property benefits from gas central heating, double glazing and large plot. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £240,000

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

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Situated in this highly sought after area of Blackrod this deceptively spacious extended dormer bungalow offers excellent accommodation ideally located for access to sought after primary schools and road and rail links to Manchester and Preston. The property comprises :- Porch, lounge, dining area, bedroom 3, four piece bathroom recently fitted breakfast kitchen, guest bedroom / office and w.c. to the first floor there are two further double bedrooms one with en suite w.c. Outside the front offers extensive parking for 5 cars including a carport area and the rear offers a private enclosed garden with large patio and lawned areas plus extra parking with power point to the rear. Viewing is essential to appreciate all that is on offer.

Porch
UPVC frosted double glazed oak effect window to side, uPVC oak effect double glazed entrance door, door to:

Dining Room
13'0" x 11'3" (3.97m x 3.42m)
UPVC double glazed oak effect window to front, radiator, dado rail, sliding door, door to:

Lounge
18'10" x 11'3" (5.73m x 3.42m)
Two uPVC double glazed oak effect windows to rear, wall mounted coal effect fire fireplace set in marble surround, radiator, dado rail, two wall lights, coving to ceiling, uPVC oak effect double french double doors to garden, door to:

Hallway
UPVC frosted double glazed oak effect window to side, built-in storage cupboard with shelving, radiator, carpeted stairs to first floor landing, double door, door to:

Bathroom
Fitted with four piece modern white suite comprising deep panelled p shaped bath, inset wash hand basin in vanity unit with cupboards under and mixer tap, feature upvc panelled shower enclosure with power shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, wall mounted mirror, uPVC frosted double glazed oak effect window to side, ceramic tiled flooring.

Bedroom 3
9'11" x 10'3" (3.01m x 3.12m)
UPVC double glazed oak effect window to front, radiator.

Kitchen/Dining Room
14'7" x 12'2" (4.45m x 3.72m)
Fitted with a matching range of modern light grey base and eye level units with contrasting worktop space over, composite sink unit with single drainer and mixer tap, built-in electric fan assisted oven, four ringinduction hob with extractor hood over, uPVC double glazed oak effect window to side, radiator, vinyl flooring, door to:

Hall
Radiator, laminate flooring, uPVC oak effect double glazed door to garden, uPVC oak effect double glazed entrance door, door to:

WC
Fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboards under, low-level WC and half height ceramic tiling to all walls, radiator.

Office / Bedroom 4
18'0" x 9'2" (5.48m x 2.79m)
Two uPVC double glazed oak effect windows to side, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails and shelving, radiator, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water.

Landing
Door to:

Bedroom 1
12'7" x 11'3" (3.84m x 3.42m)
UPVC double glazed oak effect window to rear, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, sliding door to built-in triple wardrobes with part mirrored sliding doors, hanging rails and shelving. radiator,

WC
Fitted with two piece suite comprising, corner wall mounted wash hand basin with tiled splashback and low-level WC.

Bedroom 2
8'10" x 10'3" (2.69m x 3.12m)
UPVC double glazed oak effect window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, radiator.

Store
Built in eaves storage area.

Outside
Front garden, extensive double width tarmac driveway to the front and side leading to carport and with car parking space for five cars, enclosed by brick wall and timber fencing to front and sides with raised flower and shrub borders, two brick pillar(s), double wrought iron gates.
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with steps up to lawned area and mature flower and shrub borders, double wooden side gates, vehicular access, timber garden shed, outside cold water tap, security lighting, external power supply.

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