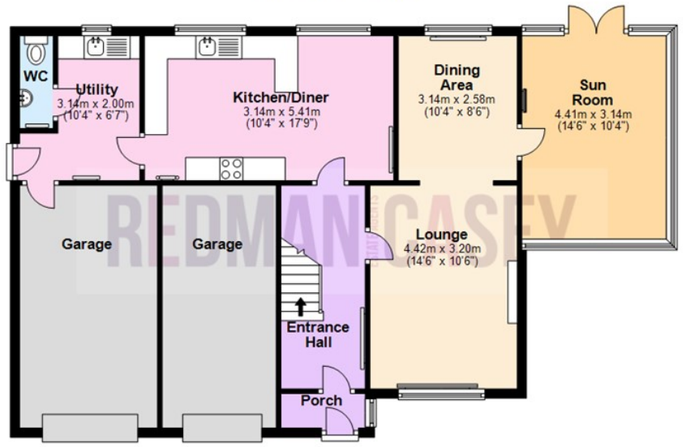
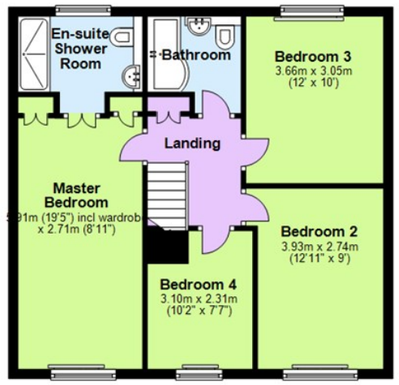
Ground Floor

Approx. 72.7 sq. metres (782.7 sq. feet)



First Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



Total area: approx. 134.1 sq. metres (1443.4 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	

REDMAN CASEY ESTATE AGENTS

50 The Cheethams, Blackrod, Bolton, Lancashire, BL6 5RR

Superb extended 4 bedroom detached offering exceptional living space, with generous bedrooms and fantastic gardens. The property is set in a quiet cul de sac and viewing is highly recommended to appreciate all that is on offer. Ideally located for access to local amenities sought after local schools and transport links for road and rail.

Offers In The Region Of £400,000

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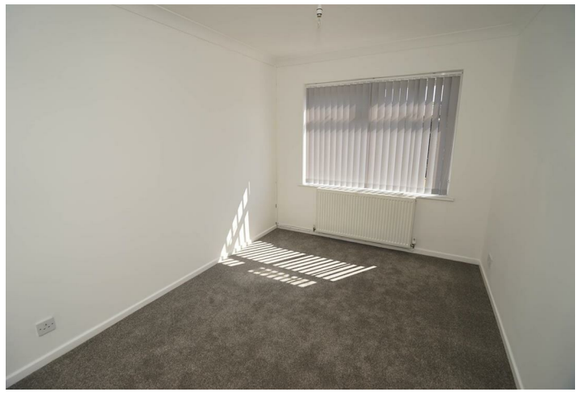

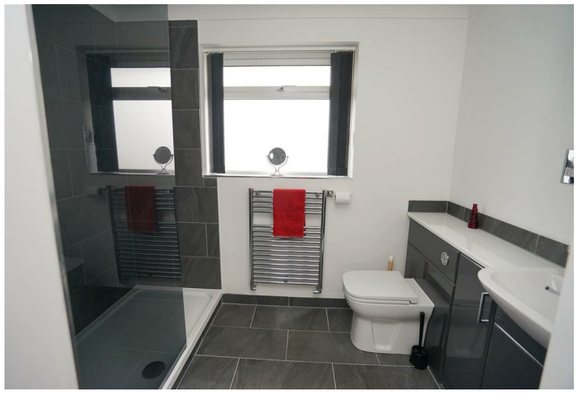

Set in a cul de sac this superb detached property must be viewed to appreciate the space and finish on offer. Having been owned since new by the current owners they have extended the property to suit family needs and have created a deceptively spacious family home. that comprises :- Porch, entrance hall, lounge open plan to dining room. sun lounge, extended dining kitchen with built in and integrated appliances, utility room and cloakroom wc. To the first floor there are four generous bedrooms the master having a hidden en suite shower room, family bathroom fitted with a three piece white suite. Outside there are twin single garages and double width block paved driveway leading to extensive gardens to the side and rear large lawned areas, generous patios. The property is old with no chain and vacant possession.

Porch
UPVC double glazed window to side, quarry tiled flooring, uPVC double glazed entrance door, door to:

Entrance Hall
Radiator, laminate flooring, carpeted stairs to first floor landing, door to:

Lounge
14'6" x 10'6" (4.42m x 3.20m)
UPVC double glazed window to front, double radiator, coving to ceiling, archway dining area to:

Dining Area
10'4" x 8'6" (3.14m x 2.58m)
UPVC double glazed window to rear, radiator, coving to ceiling, door to:

Sun Room
With uPVC double glazed windows solid insulated roof construction, two windows to rear, window to side, window to front, wall mounted electric convection heater and cooler, ceramic tiled flooring, uPVC double glazed french doors to garden, door to:

Kitchen/Diner
10'4" x 17'9" (3.14m x 5.41m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and black granite worktop space with matching up stands stainless steel sink unit with single drainer and mixer tap, integrated fridge, built-in eye level electric fan assisted double oven, four ring hob with extractor hood over, two uPVC double glazed windows to rear, radiator, heated towel rail, Part laminate part vinyl flooring, coving to ceiling, door to:

Utility
10'4" x 6'7" (3.14m x 2.00m)
Base units with worktop space, stainless steel sink with single drainer with tiled splashbacks, plumbing for washing machine, space and plumbing for American style fridge/freezer and tumble dryer, uPVC double glazed window to rear, radiator, ceramic tiled flooring, coving to ceiling, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed side door to garden, door to:

WC
Fitted with two piece modern white suite comprising, pedestal wash hand basin with tiled splashback, low-level WC and extractor fan, radiator, ceramic tiled flooring.

Landing
Built-in storage cupboard, double door, door to:

Master Bedroom
19'5" x 8'11" (5.91m x 2.71m)
UPVC double glazed window to front, bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table, vanity mirror, bedside cabinets and drawers, corner display shelf, two built-in double wardrobes with hanging rails and shelving, Storage cupboard, radiator, double door, double door to:

En-suite Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure with rainfall shower and smoked glass screen, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and WC with hidden cistern, full height ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, coving to ceiling.

Bedroom 2
12'11" x 9'0" (3.93m x 2.74m)
UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom 3
12'0" x 10'0" (3.66m x 3.05m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom 4
10'2" x 7'7" (3.10m x 2.31m)
UPVC double glazed window to front, radiator, coving to ceiling.

Bathroom
Fitted with three piece white suite comprising deep panelled p shaped bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring.

Outside
Front garden, enclosed by timber fencing to front and sides with lawned area and brick paved pathway leading to front entrance door, double width block paved driveway to the leading to garage and with car parking space for two cars.
Side garden enclosed by timber to front and sides, large paved sun patio with tiered gravelled and slate chipping areas.
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, side gated access, outside cold water tap, security lighting with extensive lawned area and rockery.

Garage
Brick built single garage with power and light connected, Up and over door.

Garage
Integral brick built single garage with power and light connected, eaves storage space, up and over door.

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