REDMAN CASEY ESTATE AGENTS

195 Station Road, Blackrod, Bolton, BL6 5JE

Offers Around £170,000

Three bedroom end terraced property, located in a popular residential location. Close to local schools, shops, major road and rail links making commute to Manchester and Preston very convenient. This property benefits from double glazing, gas central heating, utility room, cellar room, and two parking spaces belonging to the property. Viewing is highly recommended to appreciate the condition, location, size and all that this well presented property has to offer.

- Three Bedroom
- Extended
- Two Parking Spaces
- Gas Central Heating
- Council Tax Band A
- End Terraced
- Utility Room
- Double Glazed
- Wood Burning Sove
- EPC Rating D

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

Three bedroom end terraced property located in a very popular residential location. Close to local schools, shops, major road and rail links making commute to Manchester and Preston very convenient. The property comprises:- Inner porch, hallway, lounge, kitchen diner, utility. To the first floor there are three bedrooms two of which are double and a family bathroom. The property benefits from double glazing, gas central heating, cellar room used as storage. two dedicated parking spaces, rear outside space with patio dining area and garden fronted. Viewing is essential and highly recommended to appreciate the condition, location and all that this well presented property has to offer.

Inner Porch
UPVC double glazed entrance door to front,

Hall
Double radiator, stairs, :

Lounge 11'1" x 10'10" (3.38m x 3.30m)
UPVC double glazed window to front, fireplace set in feature surround and cast- iron solid fuel stove with glass door in chimney, double radiator.

Kitchen/Diner 13'7" x 14'2" (4.14m x 4.32m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator,

Storage

Utility Room 6'9" x 5'3" (2.05m x 1.60m)
Fitted with a range of cupboards, plumbing for automatic washing machine, uPVC double glazed window to rear, uPVC double glazed entrance door to side.

Bedroom 1 11'1" x 14'2" (3.38m x 4.32m)
UPVC double glazed window to front, fitted wardrobes, radiator, :

Bedroom 2 6'7" x 7'3" (2.00m x 2.22m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 9'6" x 6'11" (2.90m x 2.12m)
UPVC double glazed window to rear, double radiator,:

Bathroom
Three piece suite comprising wash hand basin in vanity unit with drawers, mixer tap and tiled splashback, shower enclosure with glass screen and low-level WC, heated towel rail.

Landing

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

Outside Front
Small garden fronted

Outside Rear
Private rear yard space, paved with patio dining area.

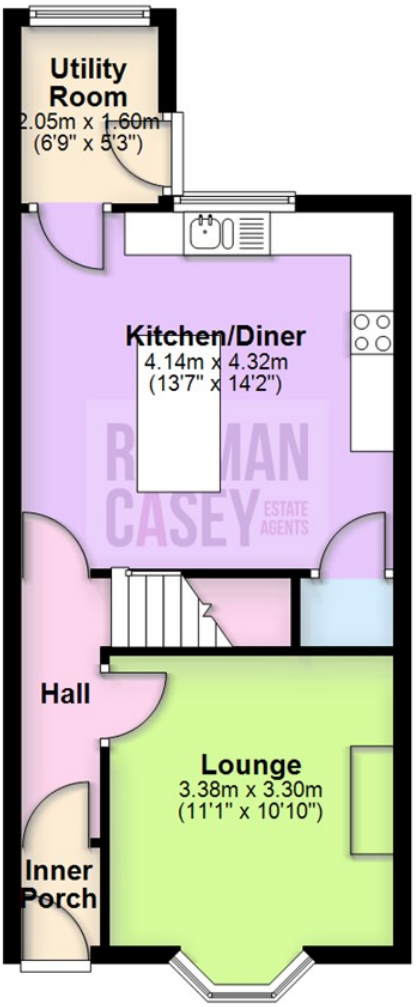
Parking Spaces
Two parking spaces owned by the property.

Cellar
Cellar room with power and lighting currently used as storage.

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

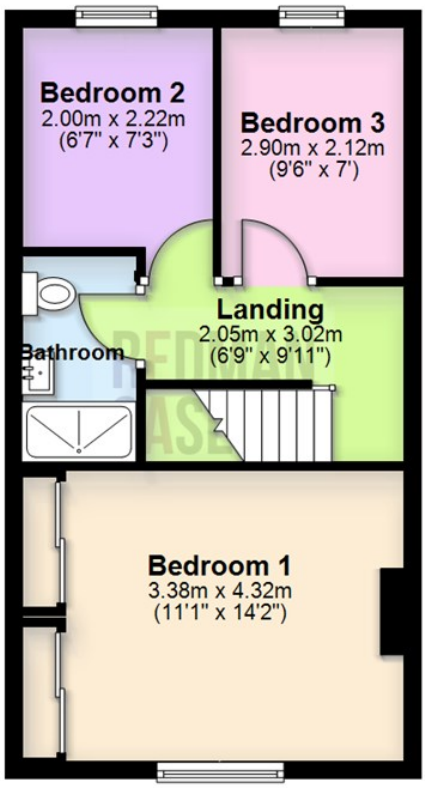
Ground Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



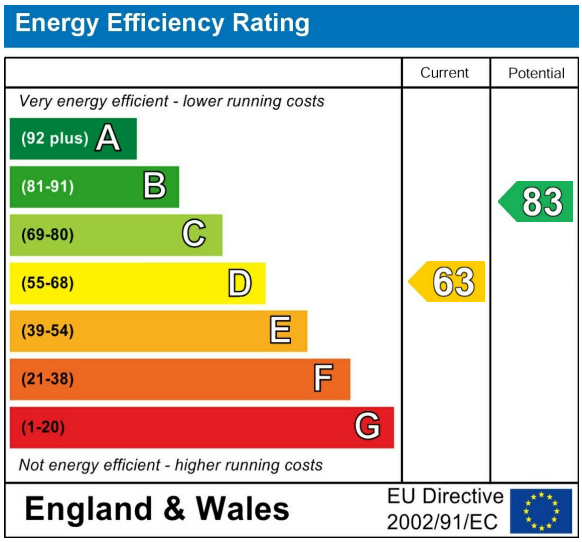
First Floor

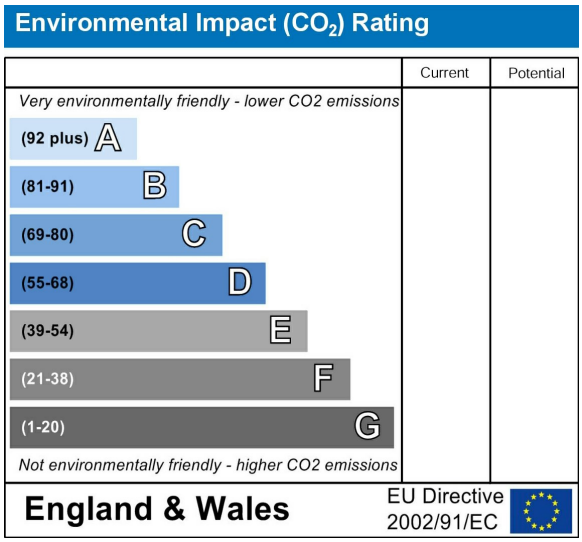
Approx. 37.2 sq. metres (400.1 sq. feet)



Total area: approx. 77.6 sq. metres (835.1 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