REDMAN CASEY ESTATE AGENTS

76 Greenbarn Way, Blackrod, Bolton, BL6 5TA

£200,000

Three bedroom semi detached property situated in this highly popular residential area of Blackrod. Ideally located for access to Railway station and A6 / M61 motorway along with local amenities and highly sought after local schools. The property is in need of updating throughout but offers a fantastic opportunity to put your own stamp onto a family home. Sold with no chain and vacant possession.

- Three Bedroom Semi Detached
- Kitchen
- No Chain
- EPC Rating TBC
- Open Plan Lounge Diner
- Three Piece Shower Room
- In Need of Renovation
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located family home within easy access of sought after local schools and transport links for motorway and rail, this 3 bedroom semi detached offers excellent sized accommodation which comprises : Entrance hall, open plan lounge diner and kitchen, to the first floor there are three bedrooms and bathroom with three piece suite. Outside there are gardens to front and rear with detached garage and timber summerhouse. The property is in need of cosmetic updating and general improvement and is sold with no chain and vacant possession. Viewing is advised to appreciate all that is on offer.

Entrance Hall
UPVC double glazed window to side, built-in storage cupboard with gas and electricity meters, radiator, stairs, uPVC double glazed entrance door, door to:

Lounge/Diner 25'8" x 11'8" (7.82m x 3.56m)
UPVC double glazed window to front, two radiators, laminate flooring, uPVC double glazed french double doors to garden, door to:

Kitchen 12'2" x 6'10" (3.72m x 2.09m)
Fitted with a matching range of cream fronted base and eye level cupboards with drawers, cornice trims and round edged worktops, 1+1/2 bowl composite sink unit with tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, space for, electric point for cooker, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, door to built-in under-stairs storage cupboard.

Landing
UPVC double glazed window to side, built-in over-stairs airing cupboard housing, hot water cylinder, door to:

Bedroom 1 14'8" x 8'6" (4.46m x 2.59m)
UPVC double glazed window to front, built-in double wardrobe(s), radiator, double door, door to:

Bedroom 2 12'9" x 8'6" (3.88m x 2.59m)
UPVC double glazed window to rear, built-in double wardrobe(s), radiator, double door, door to:

Bedroom 3 7'10" x 6'4" (2.39m x 1.93m)
UPVC double glazed window to rear, radiator.

Shower Room
Fitted with three piece suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front, heated towel rail, vinyl tiled flooring, UPVC panelled ceiling with recessed spotlights.

Outside

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Front garden with paved garden and flower and shrub borders, block paved driveway to the front and side leading to garage and with car parking space for three cars, side gated access. Rear garden, enclosed by timber fencing to rear and sides, block paved sun, timber summerhouse, gravelled area detached concrete sectional garage.

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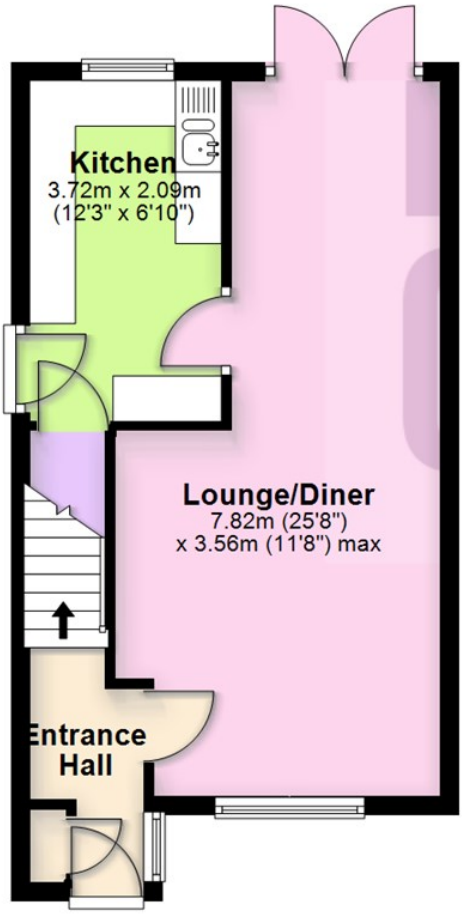
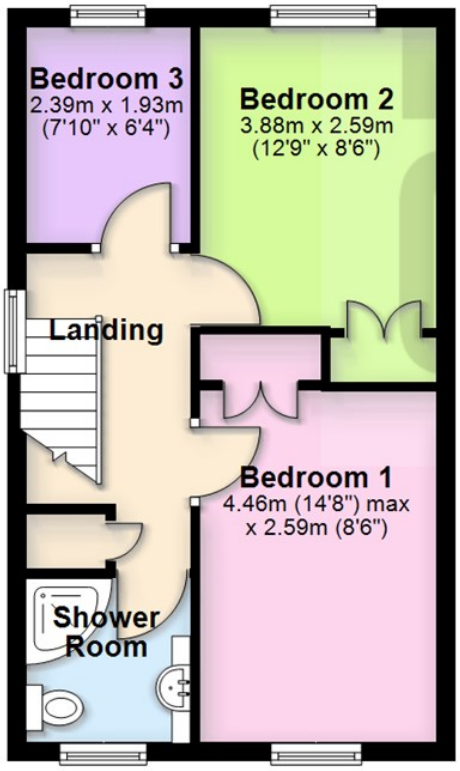
Ground Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



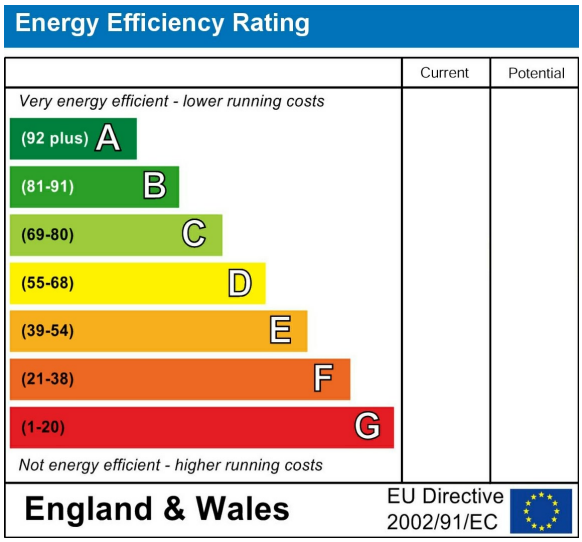
First Floor

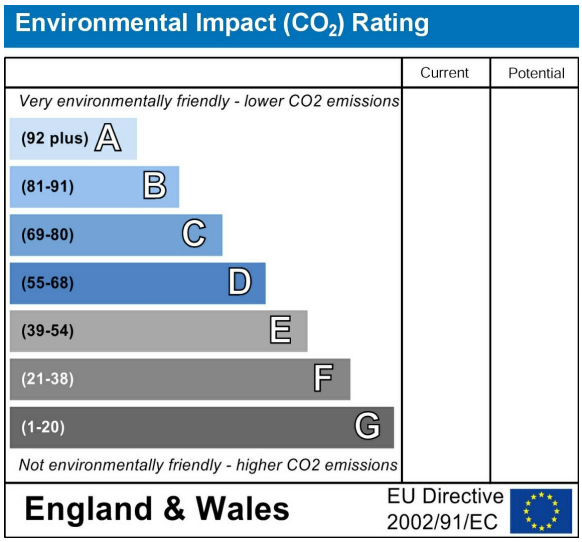
Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 71.7 sq. metres (771.3 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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