REDMAN CASEY ESTATE AGENTS

## 116 New Street, Blackrod, Bolton, Lancashire, BL6 5AG

## Offers In The Region Of £130,000

Well presented and deceptively spacious three bedroom mid terraced property. Offering excellent accommodation with two large open plan reception rooms, fitted kitchen three bedrooms and bathroom fitted with a three piece white suite. Outside there is a small garden area to the front and enclosed courtyard to the rear. Viewing is essential to appreciate all that is on offer.

- Three Bedrooms
- Fitted Kitchen
- Viewing Essential
- Twio Reception Rooms
- Modern Bathroom
- EPC Rating E

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

Ideally located for access to local amenities, schools and transport links for rail and road, this deceptively spacious mid terraced property offers excellent accommodation which comprises :- Porch, lounge with feature wood burning stove, open plan to dining area, fitted kitchen. To the first floor there are three generous bedrooms and bathroom fitted with a modern three piece white suite. Outside there is a small front garden area and enclose rear courtyard with paved patio and timber decking. The property benefits from gas central heating and double glazing and early viewing is recommended to appreciate all that is on offer.

**Porch**
Laminate flooring, uPVC entrance door, door to:

**Lounge 15'1" x 14'5" (4.61m x 4.39m)**
Bay window to front, feature fireplace with flagged hearth, solid fuel burner stove with glass door in chimney, radiator, laminate flooring, coving to ceiling, open plan to:

**Dining Room 11'10" x 14'5" (3.61m x 4.39m)**
Double radiator, laminate flooring, carpeted stairs to first floor landing, uPVC double glazed doors to garden, open plan kitchen area to:

**Kitchen 10'8" x 7'2" (3.25m x 2.19m)**
Fitted with a matching range of base and eye level units with underlighting, drawers and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen with extractor hood over, uPVC double glazed window to side, radiator, ceramic tiled flooring, wall mounted gas boiler serving heating system and domestic hot water.

**Landing**
Door to:

**Bedroom 1 14'9" x 8'2" (4.50m x 2.49m)**
UPVC double glazed window to rear, radiator.

**Bedroom 2 12'2" x 8'2" (3.72m x 2.49m)**
UPVC double glazed window to front, double radiator.

**Bedroom 3 12'2" x 5'11" (3.72m x 1.80m)**
UPVC double glazed window to front, radiator.

**Bathroom**
Fitted with three piece modern white suite comprising panelled p shaped bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

**Outside**

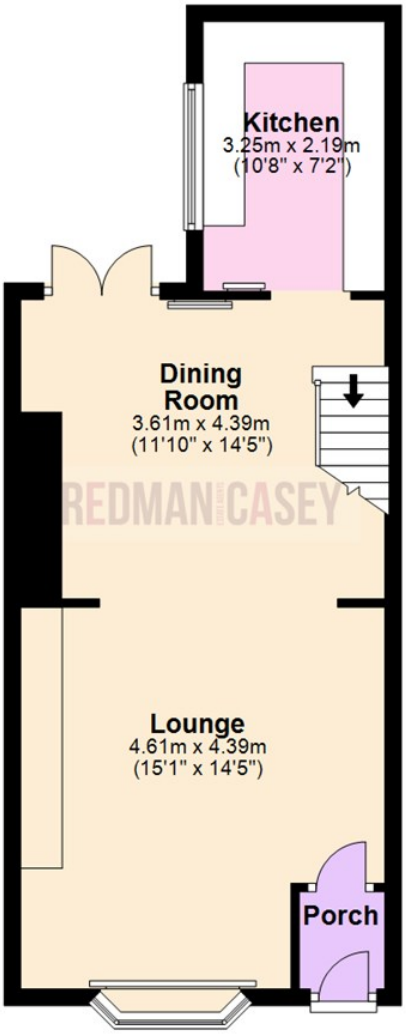
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Frontage, enclosed by dwarf wall to front and sides, paved pathway leading to front entrance door with flower and shrub borders.
Enclosed rear courtyard garden, enclosed by brick wall rear and sides, paved sun patio timber decking area, rear gated access, outside cold water tap, courtesy lighting.

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

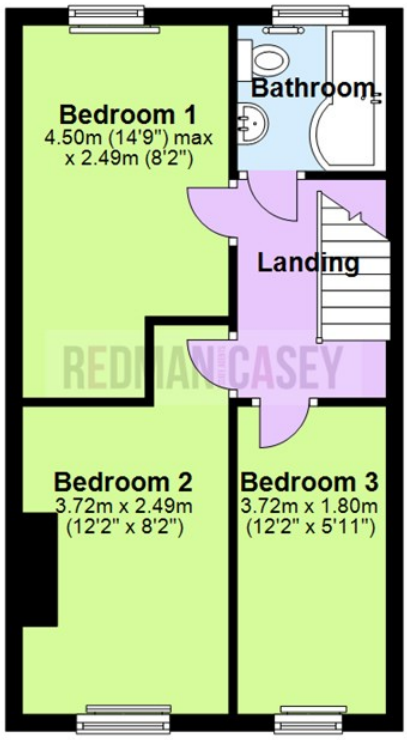
## Ground Floor

Approx. 44.0 sq. metres (474.1 sq. feet)




## First Floor

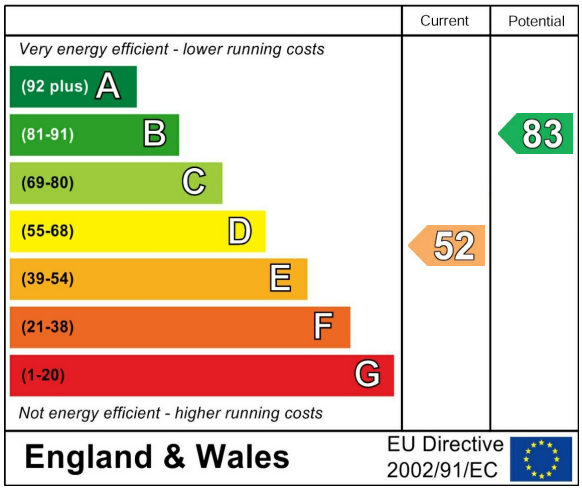
Approx. 36.7 sq. metres (395.0 sq. feet)



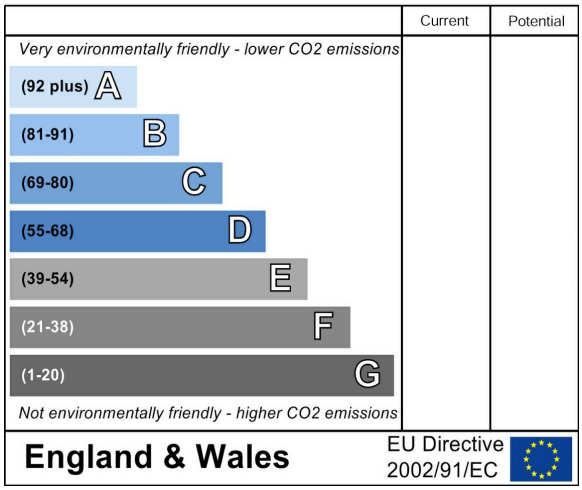

Total area: approx. 80.7 sq. metres (869.1 sq. feet)

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.

### Energy Efficiency Rating




### Environmental Impact ($CO_2$) Rating




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