REDMAN CASEY ESTATE AGENTS

13 Scot Lane, Blackrod, Bolton, BL6 5SG

Offers Around £260,000

Three bedroom detached property in a good residential location. Close to all local amenities and great transport links with easy access to countryside. This property benefits from double glazing, gas central heating, off road parking, garage, and garden and patio area to rear. Sold with vacant possession and no onward chain viewing essential to appreciate the potential of this detached property.

- Detached Property
- Off Road Parking
- Garden Space
- Vacant Possession
- Council Tax Band D
- Three Bedroom
- Garage
- No Chain
- Double Glazed/ Gas Central Heating
- Awaiting EPC.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom detached property benefiting from double glazing, gas central heating, off road parking, gardens front and rear, off road parking. This property is located in a popular and quiet residential location close to local amenities great transport links and easy access to stunning countryside. The property comprises:- Porch, lounge /diner, kitchen, garage with utility space. To the first floor there are three bedrooms and a family bathroom.
This property is sold with vacant possession and no onward chain. viewing is advised to appreciate all that is on offer and the potential.

Porch
Hardwood glazed frosted entrance door to front, door to:

Lounge/Dining Room 22'5" x 12'7" (6.83m x 3.84m)
Hardwood double glazed window to front, hardwood double glazed window to rear, electric fire set in stone surround, two double radiators, stairs,

Kitchen 8'11" x 9'6" (2.72m x 2.90m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, integrated fridge, dishwasher, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, hardwood double glazed window to rear, uPVC double glazed entrance door to rear.

Garage
Attached single garage with power and light connected, metal up and over door, wall mounted boiler serving heating system and domestic hot water with plumbing for automatic washing machine, space for fridge/freezer.

Landing
Hardwood double glazed window to rear,

Bedroom 1 15'7" x 9'3" (4.75m x 2.82m)
Hardwood double glazed window to front, built-in wardrobe with mirrored sliding door, hanging rail, overhead storage and drawers, radiator, sliding door,

Bedroom 2 11'7" x 9'4" (3.52m x 2.84m)
Hardwood double glazed window to front, built-in wardrobe with full-length mirrored sliding door, hanging rail, shelving and overhead storage, radiator, sliding door.

Bedroom 3 10'8" x 9'4" (3.24m x 2.84m)
Hardwood double glazed window to rear, radiator.

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Bathroom
Four piece suite comprising deep panelled bath, pedestal wash hand basin, recessed tiled shower cubicle with glass screen and low-level WC, half height ceramic tiling to all walls, hardwood frosted double glazed window to rear, radiator.

Outside Front
Enclosed private driveway for off road parking and access to garage.

Outside Rear
Enclosed private garden with patio seating area and mature planting.

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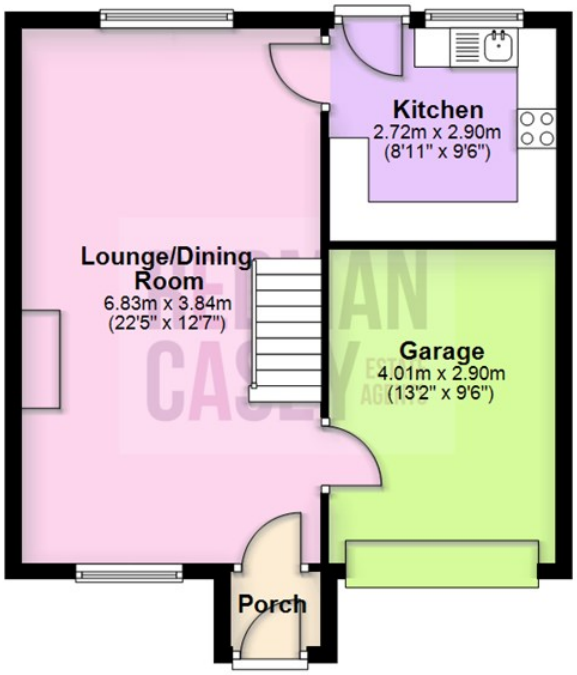
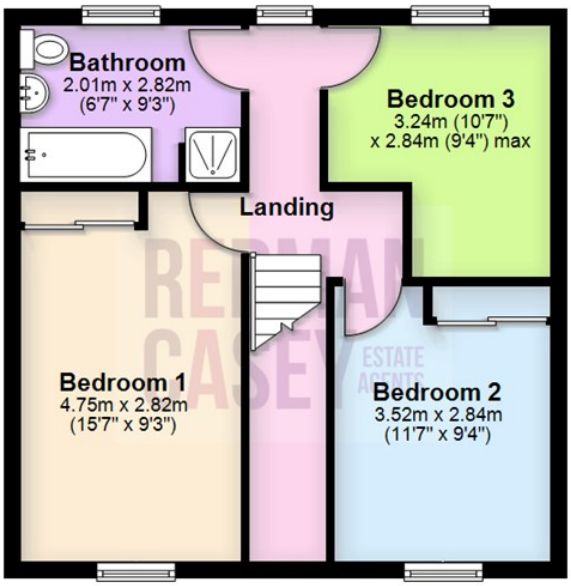
Ground Floor

Approx. 47.6 sq. metres (512.1 sq. feet)



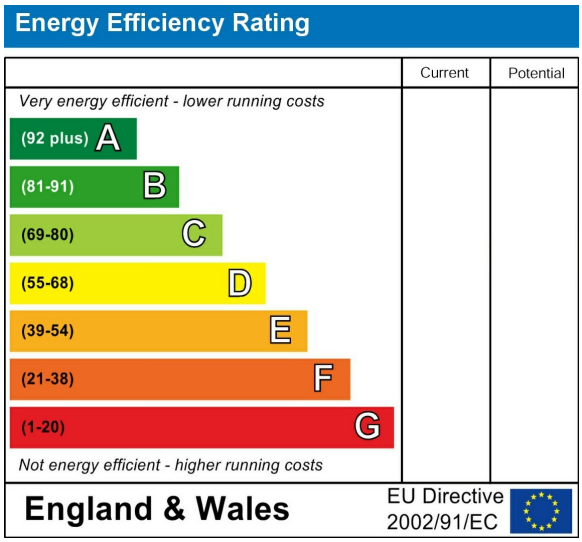
First Floor

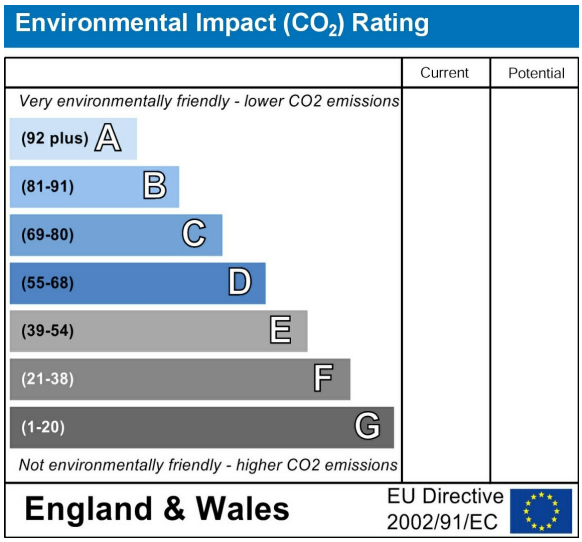
Approx. 46.8 sq. metres (503.9 sq. feet)



Total area: approx. 94.4 sq. metres (1016.0 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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