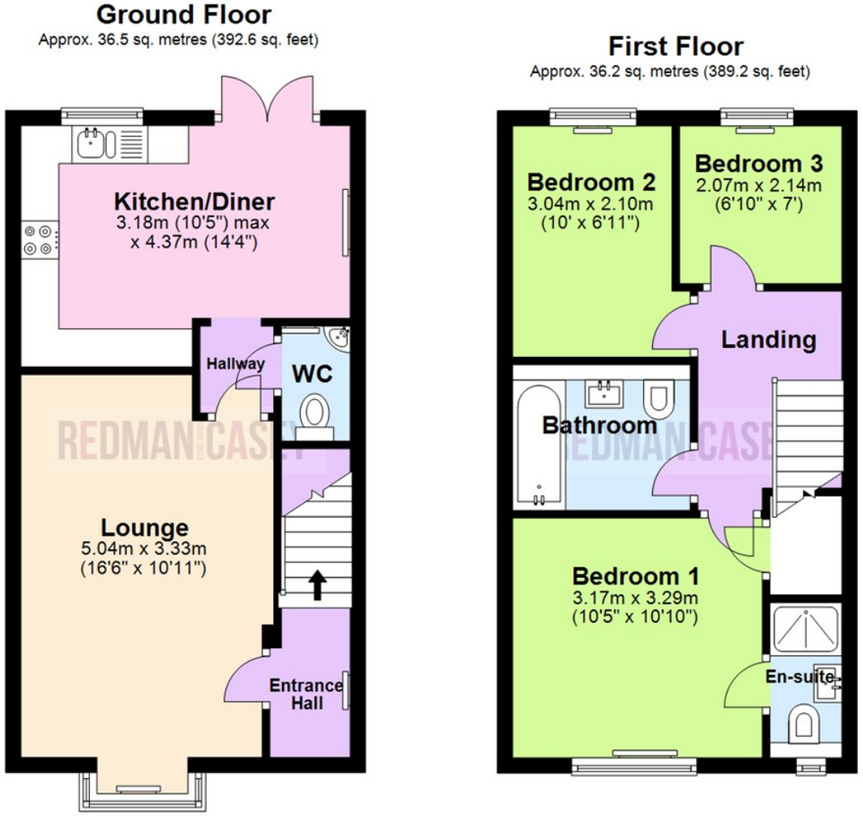
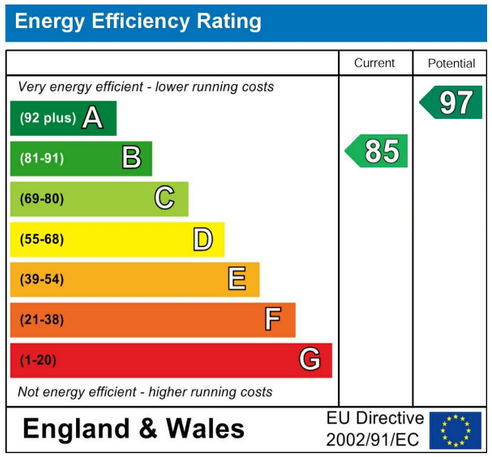
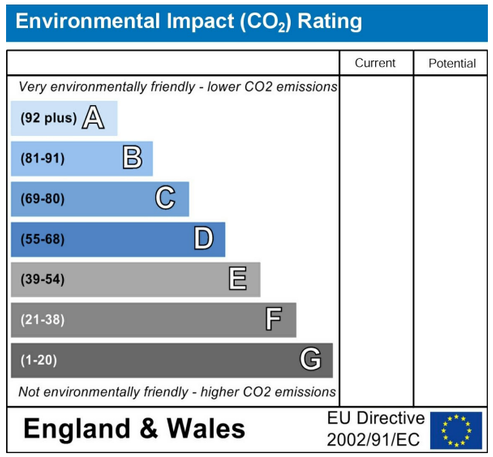



Total area: approx. 72.6 sq. metres (781.8 sq. feet)

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.




REDMAN CASEY ESTATE AGENTS

## 42 Inveraray Avenue, Blackrod, Bolton, BL6 5UQ

Superbly presented and decorated three bedroom Mews property located on the edge of Blackrod village offering excellent access to local amenities and countryside. The property offers modern accommodation with en suite to master bedroom, spacious living room fitted dining kitchen, parking for two cars and rear garden not overlooked, Viewing is essential to appreciate, sold with no chain and vacant possession. Please note the property is sold on the low cost housing scheme to make property affordable to more people. This means this cannot be bought as an investment or buy to let.

**Fixed Asking Price £172,000**

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

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Located on this highly sought after development within easy access of many countryside walks local shops and schools.
The property is sold as an affordable home which means that the value paid is 80% of the total value this is only available to owner occupiers, no investors or buy to let. This property must always be sold with a 20% discount of market value*****
The accommodation is modern and spacious and comprises :- Entrance hall, lounge, hallway, wc. fitted dining kitchen with built in and integrated appliances. To the first floor there are three bedrooms, the master having a en suite shower room. The family bathroom is fitted with a superb white suite. Outside there are two parking spaces to the front and to the rear is a private garden with lawned area with flower and shrub borders. Viewing is essential to appreciate all that is on offer.

**Entrance Hall**
Radiator, stairs, door to:

**Lounge**
16'6" x 10'11" (5.04m x 3.33m)
UPVC double glazed box window to front, radiator, door to:

**Hallway**
Open plan to Kitchen/Diner, door to:

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

**Kitchen/Diner**
10'5" x 14'4" (3.18m x 4.37m)
Fitted with a matching range of modern cream base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer, dishwasher and washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, laminate flooring, ceiling with recessed LED spotlights and extractor fan, uPVC double glazed french doors to garden.

**Landing**
Ceiling with recessed LED spotlights, door to:

**Bedroom 1**
10'5" x 10'10" (3.17m x 3.29m)
UPVC double glazed window to front, radiator, door to built-in over-stairs storage cupboard with shelving, door to:

**En-suite**
Fitted with three piece modern white suite comprising wall mounted wash hand basin with mixer tap and tiled shower enclosure with folding glass screen, WC with hidden cistern, ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, ceramic tiled flooring, ceiling with recessed LED spotlights.

**Bedroom 2**
10'0" x 6'11" (3.04m x 2.10m)
UPVC double glazed window to rear, radiator.

**Bedroom 3**
6'9" x 7'0" (2.07m x 2.14m)
UPVC double glazed window to rear, radiator.

**Bathroom**
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen and wall mounted wash hand basin with mixer tap, WC with hidden cistern, heated towel rail, extractor fan, ceramic tiled flooring.

**Outside**
Open plan front garden, double width tarmac driveway to the front with car parking space for two cars, paved pathway leading to front entrance door.
Rear garden, enclosed by timber fencing to rear and sides with lawned area and mature flower and shrub borders, paved pathway, rear gated access.

**Low Cost Housing**
The property is part of the councils low cost housing package and as such the property must always be sold at 80% of market value, it is for owner occupiers only and there are criteria that you must pass for more information please contact the office and we will be able to advise you.

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