REDMAN CASEY ESTATE AGENTS

# 138 Vicarage Road, Blackrod, Bolton, Lancashire, BL6 5AB

## Offers In The Region Of £150,000

Deceptively spacious semi detached property offering excellent family accommodation with two receptions kitchen and w.c. plus outbuilding with potential for conversion. Three generous bedrooms and shower room. Outside there is a driveway and garden area to the front and enclosed gardens with patio, lawned area and sunken pond, sold with no chain and vacant possession viewing is essential to appreciate size and position.

- 3 Generous Bedrooms
- Private Gardens
- No Chain
- 2 Reception Rooms
- Viewing Essential
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located within this highly sought after area of Blackrod this deceptively spacious three bedroom semi detached property offers excellent family accommodation and is located within easy reach of local amenities, shops, schools and transport links. The property comprises :- Entrance hall, lounge, sitting room, kitchen, w.c. Side hallway and store room with potential for conversion or to be expanded into. To the first floor there are three generous bedrooms and shower room fitted with three piece suite. Outside there is driveway parking and garden area, to the rear the property is not overlooked and has a patio area, lawn and pond. Viewing is highly recommended to appreciate all that is on offer.

**Entrance Hall**
UPVC double glazed window to side, built-in under-stairs storage cupboard, boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, radiator, carpeted stairs to first floor landing, open plan, uPVC double glazed entrance door, door to:

**Lounge 14'8" x 12'7" (4.46m x 3.83m)**
UPVC double glazed window to rear, log effect gas fire, double radiator, opening sitting room to:

**Sitting Room 11'6" x 12'7" (3.51m x 3.83m)**
Bay window to front with brick built surround and tiled hearth, cast- iron solid fuel burner stove with glass door, double radiator.

**Kitchen 10'1" x 6'5" (3.08m x 1.96m)**
Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to rear, uPVC frosted double glazed window to rear, radiator, uPVC door to Hallway, door to:

**WC**
UPVC frosted double glazed window to side.

**Hallway**
UPVC double glazed door to garden, uPVC door to front, door to:

**Store Room**
Useful brick built storage room with potential for conversion.

**Landing**
UPVC frosted double glazed window to side, door to:

**Bedroom 1 13'4" x 12'9" (4.07m x 3.89m)**
UPVC double glazed window to rear, radiator.

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**Bedroom 2 11'4" x 11'2" (3.45m x 3.40m)**
UPVC double glazed window to front, radiator.

**Bedroom 3 8'2" x 7'11" (2.50m x 2.41m)**
UPVC double glazed window to front, radiator.

**Shower Room**
Fitted with three piece suite comprising double shower enclosure with pvc wall panels, pedestal wash hand basin, low-level WC and half height ceramic tiling to one wall. uPVC frosted double glazed window to rear, built-in airing cupboard housing, hot water tank with slatted shelving, radiator, door.

**Outside**
Front garden with lawned area, tarmac driveway to the front with car parking space for car, enclosed by dwarf brick wall to front and side.
Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, ornamental sunken pond.

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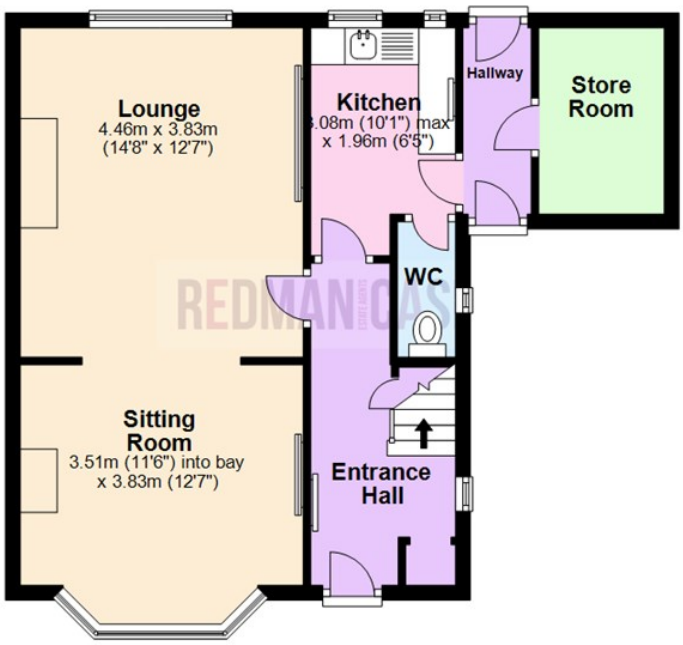
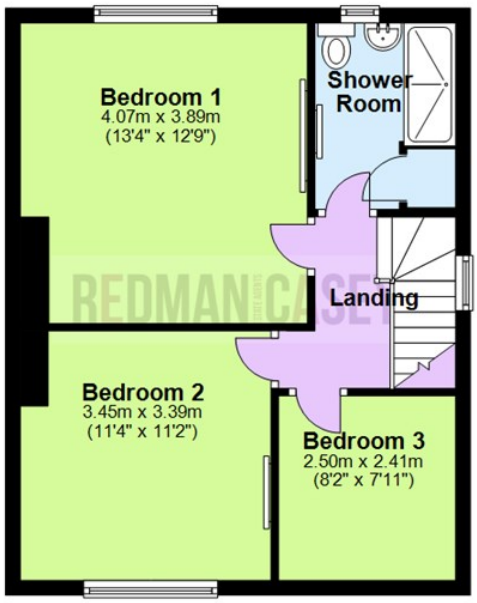
## Ground Floor

Approx. 47.5 sq. metres (511.0 sq. feet)




## First Floor

Approx. 44.8 sq. metres (481.7 sq. feet)




Total area: approx. 92.2 sq. metres (992.7 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

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

## Environmental Impact ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO2 emissions* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| *Not environmentally friendly - higher CO2 emissions* | | |
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