REDMAN CASEY ESTATE AGENTS

# 19 Cranleigh Close, Blackrod, Bolton, Greater Manchester, BL6 5TP

## Price £99,950

Investment opportunity.
One bedroom property situated in a supper residential location, close to local shops, schools, amenities and transport links. The property benefits from double glazing, off road parking and outside space. Has been rented constantly for a number of years, so would be a suitable investment opportunity. Viewing by appointment only.

- 1 Bedroom
- Off Road Parking
- No Chain
- Double Glazing
- Vacant Possession
- Quiet Location

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

Investment Opportunity
One bedroom property in a superb residential location. Ideally placed near local schools, shops, local amenities and transport links. The property comprises:- Lounge diner, fitted kitchen to the first floor there is one bedroom and a family bathroom. To the outside there is a driveway and a garden area.
Fully double glazed the property has been consistently rented for a number of years and would suit anyone looking for investment.

**Lounge/Diner 13'0" x 15'7" (3.97m x 4.76m)**
UPVC double glazed window to front, uPVC double glazed window to side, stairs, open plan to:

**Kitchen 6'1" x 6'4" (1.85m x 1.92m)**
Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in electric hob with extractor hood over, uPVC double glazed window to front.

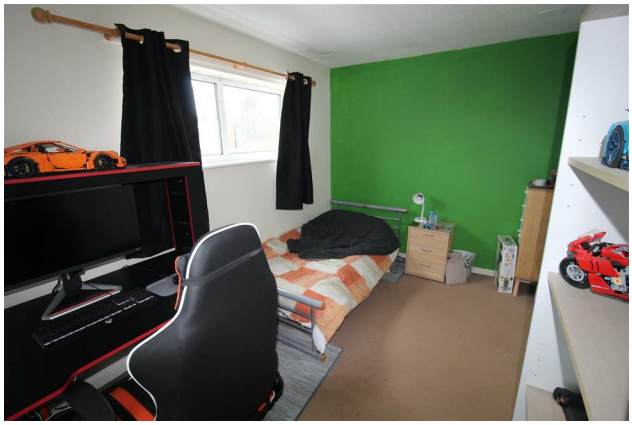
**Landing**
Door to:

**Bedroom 1 13'0" x 8'2" (3.97m x 2.50m)**
UPVC double glazed window to front, uPVC double glazed window to side, double door to Storage cupboard, door to Storage cupboard.

**Bathroom**
Three piece suite comprising deep panelled bath, pedestal wash hand basin with electric shower over and shower curtain and low-level WC, extractor fan, uPVC opaque double glazed window to front.

**Outside**
Driveway to the side of property. Front Garden area.

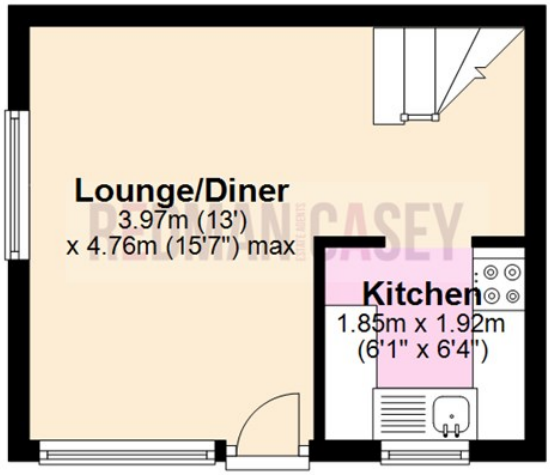
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk



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

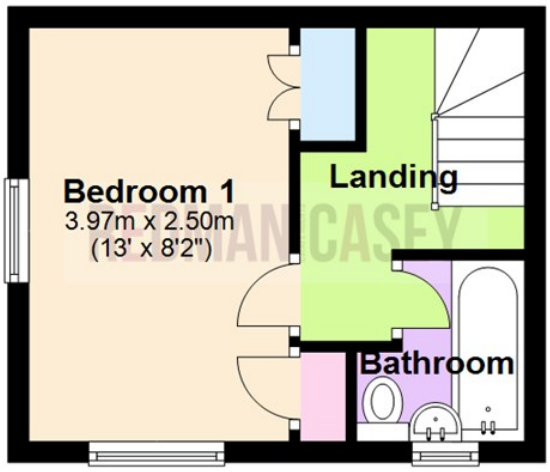
## Ground Floor

Approx. 18.9 sq. metres (203.5 sq. feet)




## First Floor

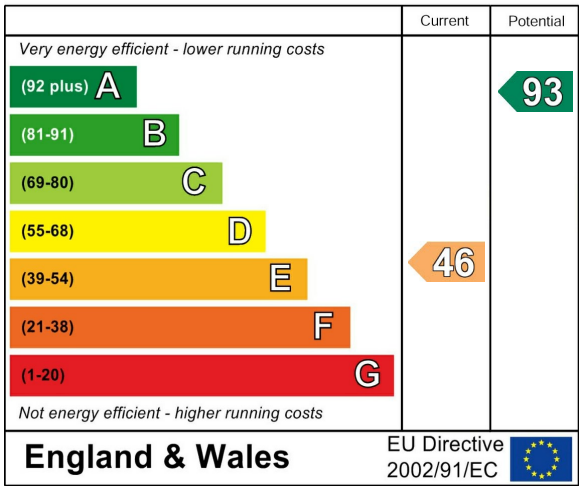
Approx. 19.5 sq. metres (210.3 sq. feet)



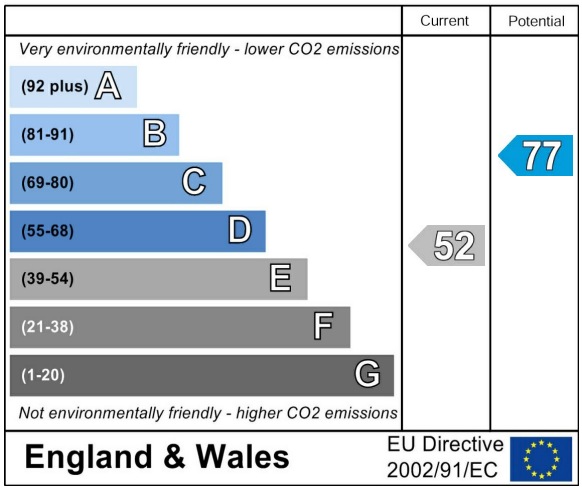

Total area: approx. 38.4 sq. metres (413.8 sq. feet)

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.

**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