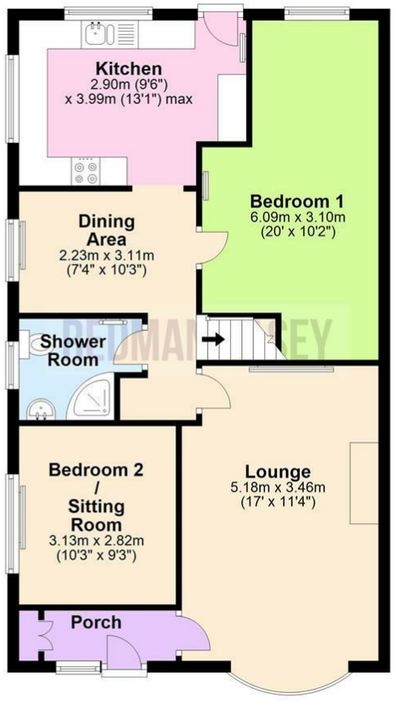
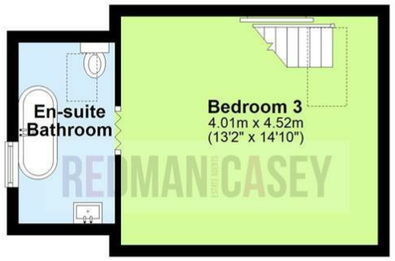
Ground Floor

Approx. 71.7 sq. metres (771.6 sq. feet)



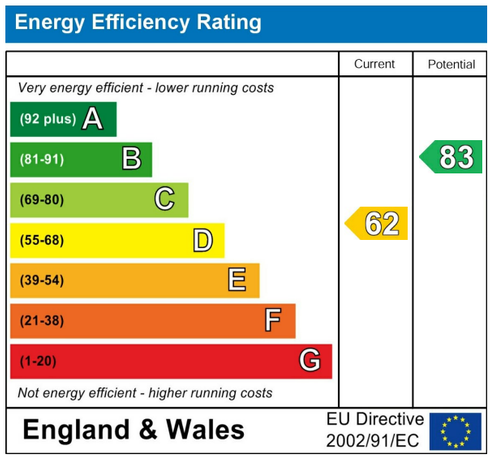
First Floor

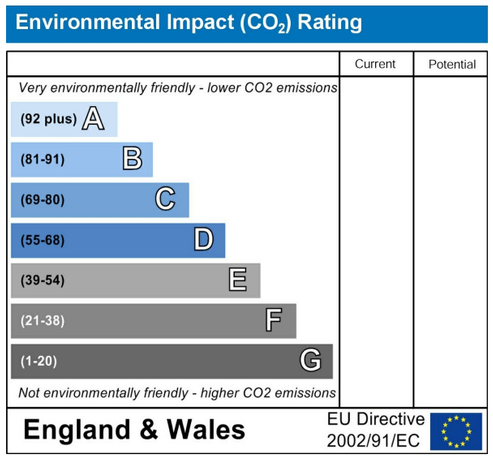
Approx. 23.8 sq. metres (256.5 sq. feet)



Total area: approx. 95.5 sq. metres (1028.2 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.





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

REDMAN CASEY ESTATE AGENTS

70 Ainse Road, Blackrod, Bolton, BL6 5HA

Stunning 3 bedroom semi detached bungalow offering flexible accommodation over two floors with large master bedroom with en suite bathroom 2 further bedrooms, Superb fitted kitchen and shower room gardens with open views across fields to the rear, Viewing is highly recommended as properties like these rarely come to the market. Sold with no chain and vacant possession.

Offers In The Region Of £260,000

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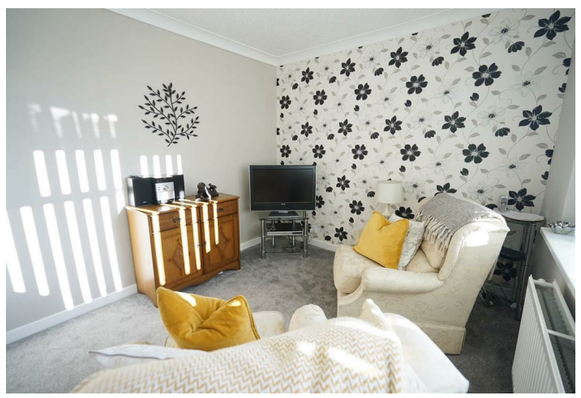
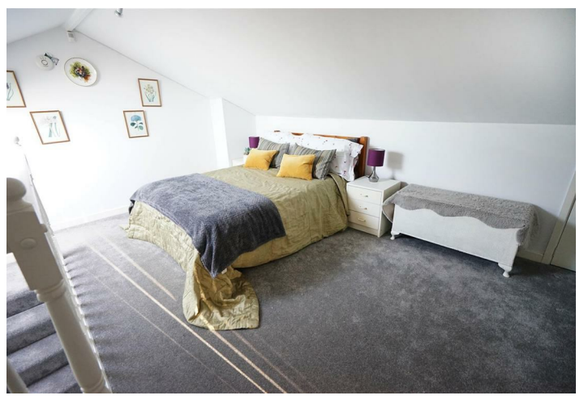




A unique opportunity to purchase this deceptively spacious three bedroom semi-detached bungalow situated on the ever popular Ainse Road, offering a flexible layout allowing for more reception rooms or bedrooms the property enjoys open views to the rear and is ideally situated for access to the local Blackrod amenities, Blackrod Rail Station and within close proximity to M61 Jnct 6 and Middlebrook retail park. The bungalow comprises; entrance hall with fitted cupboards leading into the spacious lounge with feature fireplace, open plan dining area leading into the 2nd bedroom which is currently being used as another reception room. large double bedroom, Fitted modern kitchen with a range of wall and base units with integrated appliances, plinth lighting and access to the rear garden. three piece tiled shower room. to the first floor there is a large master bedroom with recently installed en-suite bathroom, both with Velux windows offering views over open fields. outside to the front there is recently installed block paved driveway with space for 2-3 cars and giving access to the side of the house to the detached rear garage with power and light. To the rear there is a lawned garden with patio area and offering open views to the surrounding fields Viewing is essential to appreciate all that is on offer with this superb bungalow.

Porch
Frosted double glazed window to front, built-in storage cupboard with electricity meter, laminate flooring, coving to ceiling, uPVC double glazed entrance door, double door, door to:

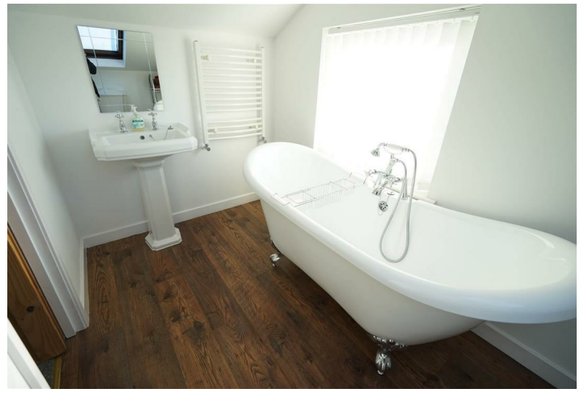
Lounge
17'0" x 11'4" (5.18m x 3.46m)
UPVC double glazed bow window to front, living flame effect gas fire set in marble surround and in chimney, double radiator, coving to ceiling, door to:

Dining Area
10'3" x 7'4" (3.12m x 2.24m)
UPVC double glazed window to side, double radiator, laminate flooring, coving to ceiling, stairs to first floor, open plan to Kitchen, door to:

Shower Room
Fitted with three piece modern white suite comprising tiled shower enclosure, wall mounted wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring.

Kitchen
9'6" x 13'1" (2.90m x 3.99m)
Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, 1+1/2 bowl composite sink unit with swan neck mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in eye level electric fan assisted oven, four ring induction hob with extractor hood over, built-in microwave, uPVC double glazed window to rear with views of open countryside, uPVC double glazed window to side, double radiator, vinyl flooring, uPVC double glazed door to garden.

Bedroom 1
20'0" x 10'2" (6.09m x 3.10m)
UPVC double glazed window to rear with views of open countryside, double radiator, laminate flooring.



Bedroom 2 / Sitting Room
10'3" x 9'3" (3.13m x 2.82m)
UPVC double glazed window to side, double radiator, coving to ceiling.

Bedroom 3
13'2" x 14'10" (4.01m x 4.52m)
Double glazed velux skylight to rear, radiator, vaulted ceiling, access to eaves space, folding door to:

En-suite Bathroom
Fitted with three piece white suite comprising roll top bath with ornamental feet, hand shower attachment over and telephone style mixer tap, pedestal wash hand basin and low-level WC, heated towel rail, uPVC frosted double glazed window to side, double glazed velux skylight to rear, laminate flooring, vaulted ceiling.

Outside
Front garden, enclosed by dwarf brick wall to front and sides, block paved driveway to the front and side leading to garage and with for three cars with large paved sun patio.
Rear garden, enclosed by timber fencing to rear and sides, block paved sun patio, mature flower and shrub borders with lawned area detached concrete sectional garage with up and over door, power and light connected, work bench and space for tumble dryer.

70 Ainse Road, Blackrod, Bolton, BL6 5HA

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