REDMAN CASEY ESTATE AGENTS

88 Eskdale Avenue, Blackrod, Bolton, Lancashire, BL6 5SF

Offers In The Region Of £235,000

Deceptively spacious three double bedroom dormer style semi detached situated at the head of a cul de sac in this highly popular area of Blackrod. Offering excellent accommodation with generous plot makes this a property not to be missed. Ideally located for access to local amenities, shops, schools and transport links, the property is sold with no chain and vacant possession, viewing highly recommended.

- 2 Reception Rooms
- Fitted Kitchen
- Generous Plot
- EPC Rating TBC
- 3 Double Bedrooms
- Modern Shower Room
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Set on a generous plot this deceptive property offers excellent accommodation with potential for expansion should the need arise. The accommodation comprises :Porch, hallway, lounge, dining room, shower room, fitted kitchen and bedroom. to the first floor there are two further double bedrooms. Outside there are gardens to front and side with parking for two cars leading to a single garage. the rear has extensive patio areas. Benefitting from gas central heating and double glazing the property is sold with no chain and vacant possession viewing is essential to appreciate all that is on offer.

Porch
UPVC double glazed leaded window to front, uPVC double glazed leaded window to side, uPVC entrance door with matching side leaded panels, door to:

Entrance Hall
Built-in under-stairs storage cupboard, carpeted stairs first floor landing, sliding door to Kitchen, door to:

Dining Room 12'9" x 9'11" (3.89m x 3.02m)
UPVC double glazed window to front, double radiator, coving to ceiling, archway lounge to:

Lounge 13'7" x 11'4" (4.15m x 3.45m)
UPVC double glazed window to rear, living flame effect electric fire set in marble effect surround, double radiator, coving to ceiling.

Shower Room
Fitted with three piece white suite comprising double shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and heated towel rail full height pvc panelling to all walls, uPVC frosted double glazed window to front, tiled flooring.

Kitchen 9'6" x 6'7" (2.90m x 2.01m)
Fitted with a matching range of oak fronted eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, wall mounted concealed gas boiler serving heating system and domestic hot water, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed leaded window to side, ceramic tiled flooring, uPVC double glazed side door to garden, door to:

Bedroom 1 10'5" x 11'1" (3.18m x 3.37m)
UPVC double glazed window to rear, radiator.

Landing
Built-in storage cupboard, door to:

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Bedroom 2 14'1" x 9'6" (4.29m x 2.90m)
UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.

Bedroom 3 11'9" x 9'11" (3.59m x 3.02m)
UPVC double glazed dormer window to front, radiator.

Outside
Front garden, tarmac driveway to the front and side leading to garage and with car parking space for two cars with gravelled area and shrub beds, enclosed by timber fencing to front and sides. To the side there is an outside cold water tap, courtesy lighting.
Rear - Enclosed by timber fencing to rear and sides, paved pathway leading to rear with well stocked mature gravelled flower and shrub borders, large paved sun patio, courtesy lighting.

Garage 16'0" x 8'8" (4.88m x 2.65m)
Attached brick built single garage, uPVC frosted double glazed window to rear, Up and over door, door.

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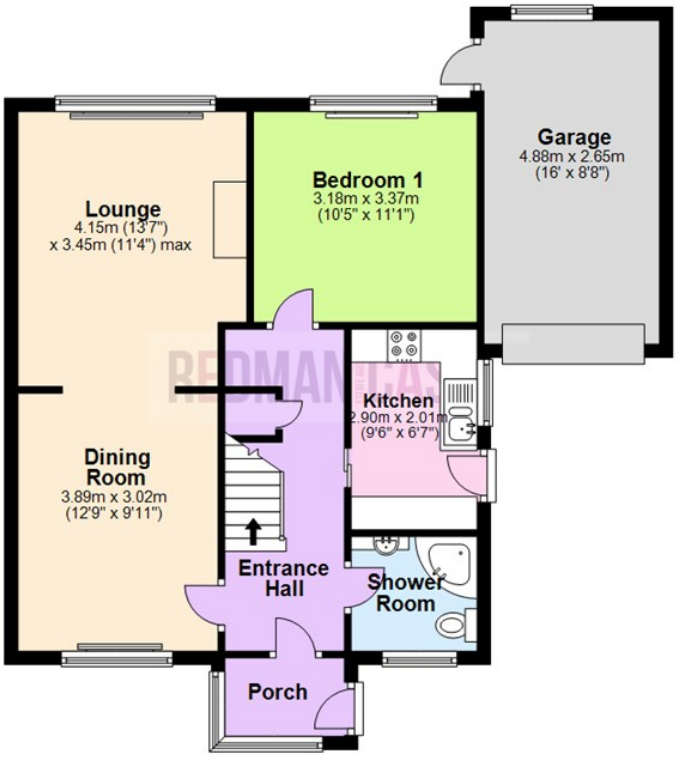
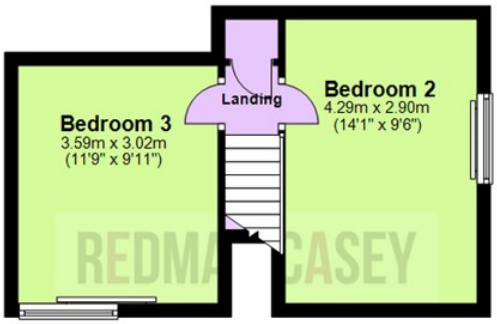
Ground Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



First Floor

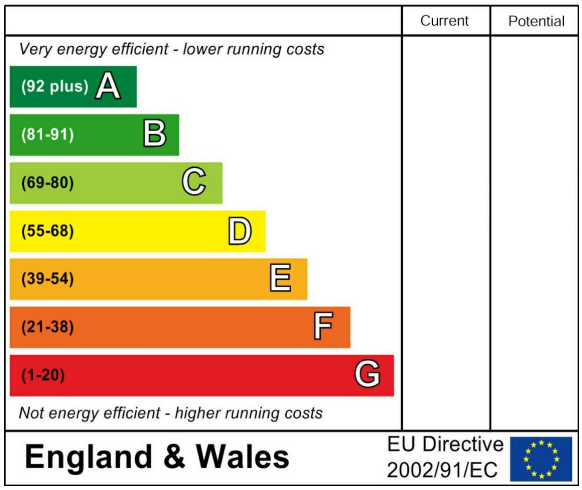
Approx. 26.4 sq. metres (284.2 sq. feet)



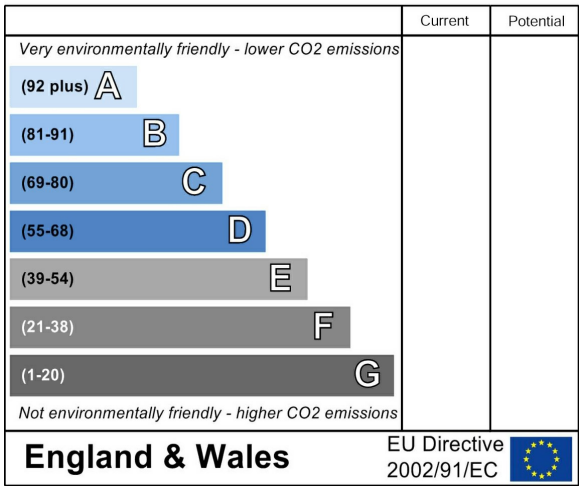
Total area: approx. 85.1 sq. metres (916.2 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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