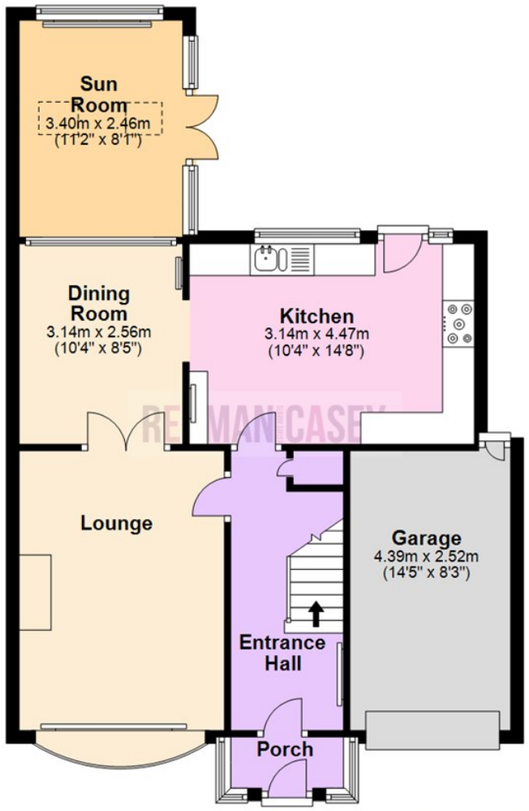
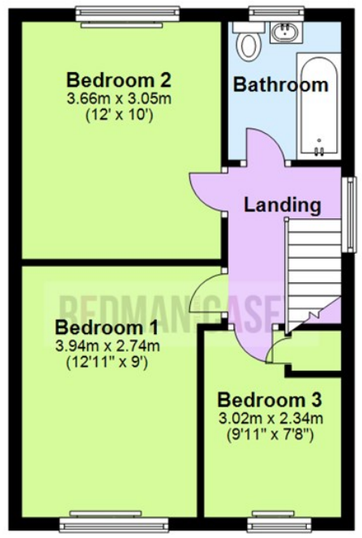
Ground Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



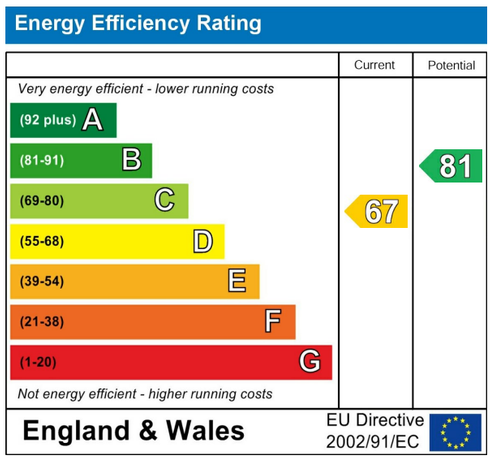
First Floor

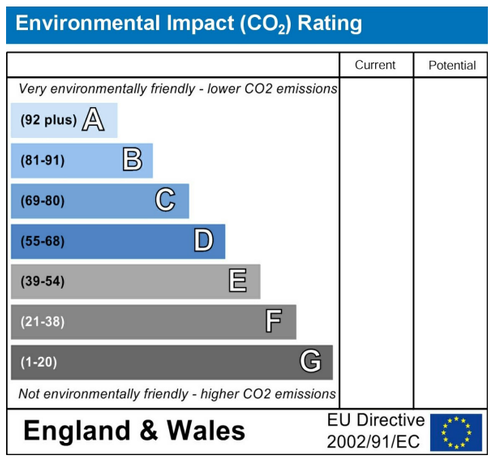
Approx. 39.2 sq. metres (422.4 sq. feet)



Total area: approx. 94.5 sq. metres (1016.7 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.





REDMAN CASEY ESTATE AGENTS

47 Eskdale Avenue, Blackrod, Bolton, Lancashire, BL6 5SE

Stunning extended family semi detached property offering excellent accommodation with three generous bedrooms, three spacious receptions a superb extended fitted kitchen and bathroom. The property is decorated and equipped to a very high specification and is in turn key condition. Viewing is essential to appreciate all that this property has to offer.

Offers In Excess Of £240,000

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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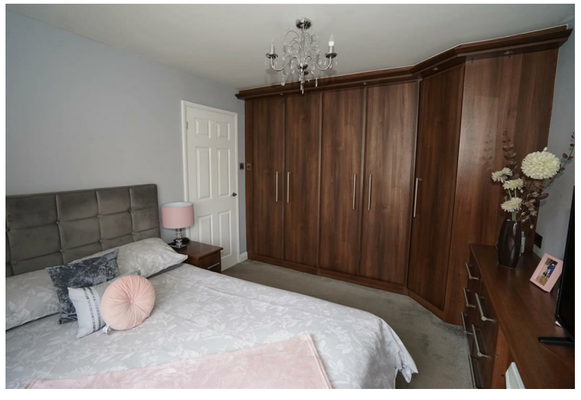

Ideally located for access to many local amenities, sought after local schools and nurseries along with transport links for motorway and rail make this an ideal family home. The property offers excellent accommodation which has been extended to maximise the living potential and enjoys three generous bedrooms and stunning extended kitchen and modern bathroom. The property comprises :- Porch, entrance hall, lounge, dining room, sun room and extended kitchen fitted with a modern range of gloss units with built in appliances and granite work surfaces. To the first floor there are three generous bedroom two with fitted wardrobes and a modern recently fitted three piece white bathroom suite. Outside there is a patio and driveway to the front leading to a single garage to the side and a low maintenance garden with large paved patio artificial lawn and pond to the rear. Viewing is essential to truly appreciate the space and condition on offer.

Porch
Two uPVC double glazed windows to side, two uPVC double glazed windows to front, tiled flooring, double glazed composite entrance door, double glazed composite door to:

Entrance Hall
Built-in under-stairs storage cupboard, radiator, laminate flooring, ceiling with recessed LED spotlights, carpeted stairs to first floor landing with feature oak handrail and spindles, door to:

Lounge
14'4" x 10'6" (4.38m x 3.21m)
UPVC double glazed bow window to front, living flame effect gas fire with marble surround, radiator, coving to textured ceiling, double door to:

Dining Room
10'4" x 8'5" (3.14m x 2.56m)
Double radiator, laminate flooring, coving to textured ceiling, open plan to Kitchen, archway to sun room.

Sun Room
UPVC double glazed window to rear, two uPVC double glazed windows to side, two skylights, window to front, double radiator, laminate flooring, concealed LED colourchange uplighters, vaulted ceiling with velux skylights, uPVC double glazed french door to garden, door to:

Kitchen
10'4" x 14'8" (3.14m x 4.47m)
Fitted with a matching range of modern two tone base and eye level units with underlighting, drawers and contrasting black granite work surfaces with glass splash backs, wine rack, 1+1/2 bowl stainless steel under counter sink with single drainer and mixer tap, LED lighting in the kick panels breakfast bar. plumbing for washing machine, space for American style fridge/freezer, built-in electric fan assisted oven, five ring gas hob with extractor hood over feature coloured glass splashback, built-in combination microwave oven with warming drawer under. two uPVC double glazed windows to rear, radiator, Feature porcelein tiled flooring, ceiling with recessed LED spotlights. Large glass vaulted roof over half of the kitchen area, double glazed composite stable door to garden, door to:

Landing
UPVC double glazed window to side, access to part boarded loft space with pull down metal ladder and light connected, door to:

Bedroom 1
12'11" x 9'0" (3.94m x 2.74m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator, coving to textured ceiling, door to:

Bedroom 2
12'0" x 10'0" (3.66m x 3.05m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator.

Bedroom 3
9'11" x 7'8" (3.02m x 2.34m)
UPVC double glazed window to front, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, door to:

Bathroom
Refitted with three piece modern white suite comprising deep panelled bath with waterfall mixer tap shower with rainfall head and hand shower over folding glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, feature tiled shelving. uPVC frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed LED spotlights.

Outside
Front garden, enclosed by hedge to front, paved driveway to the front leading to garage with paved sun patio.
Rear garden, large paved sun patio, enclosed by timber fencing to rear and sides with artificial lawned area and gravelled borders, ornamental sunken fishpond with water cascade and feature slate edging, outside cold water tap, security lighting.

Garage
Attached single garage with power and light connected wall mounted heater and access to useful boarded loft space, remote-controlled electric up and over door, uPVC door to garden.

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