REDMAN CASEY ESTATE AGENTS

183 Vicarage Road, Blackrod, Bolton, Lancashire, BL6 5AA

Offers Around £170,000

Two bedroom town house, situated in a very popular residential location. Close to local schools, shops, local amenities and easy access to country walks and outside area. This property benefits from gas central heating, double glazing, superb rear garden area with small ornamental pond, off road parking, and garden room. Viewing is highly recommended to appreciate all that is on offer and condition and position of this property.

- Two Bedroom
- Superb Rear Garden
- Gas Central Heating
- Council Tax Band A
- Off Road Parking
- Garden Room
- Double Glazed
- Awaiting EPC.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Spacious two bedroom town house, situated in a very popular residential location. Close to both primary and secondary schools, local shops, and all local amenities. Blackrod still has a village feel and is conveniently placed for easy commute via M61 and Railway station. The property comprises:- Entrance hall, lounge, kitchen diner, to the upstairs there are two double bedrooms and a family bathroom. The outside has off road parking for two vehicles, Out side rear is an oasis with a fully enclosed garden with mature planting and patio seating and lounging areas, with a garden room with power. Benefitting from double glazing, gas central heating. This property is a must to view to appreciate the condition, location and all that is on offer.

Entrance Hall
UPVC obscure double glazed window to front, radiator, stairs, door to Storage cupboard.

Lounge 13'0" x 10'4" (3.97m x 3.14m)
UPVC double glazed window to front, fireplace with cast-iron solid fuel burner stove with glass door in chimney, brick chimney breast, radiator.

Kitchen/Diner 7'3" x 17'2" (2.22m x 5.24m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, uPVC double glazed entrance door to rear.

Garden Room
UPVC construction with power and light connected, aluminium double glazed window to rear, uPVC opaque entrance door to front.

Bedroom 1 9'9" x 15'3" (2.97m x 4.65m)
Two uPVC double glazed windows to front, Storage cupboard, fitted wardrobe(s) with full-length sliding door, hanging rails, shelving and overhead storage, double radiator, two sliding doors, door to Storage cupboard.

Bedroom 2 10'9" x 11'7" (3.28m x 3.53m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over and low-level WC, ceramic and tiling to all walls, wall mounted mirror, uPVC frosted double glazed window to rear, heated towel rail.

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Landing
:

Outside Front
Paved area providing off road parking for two vehicles.

Outside Rear
Enclosed garden with patio seating area, mature planting small pond and garden room.

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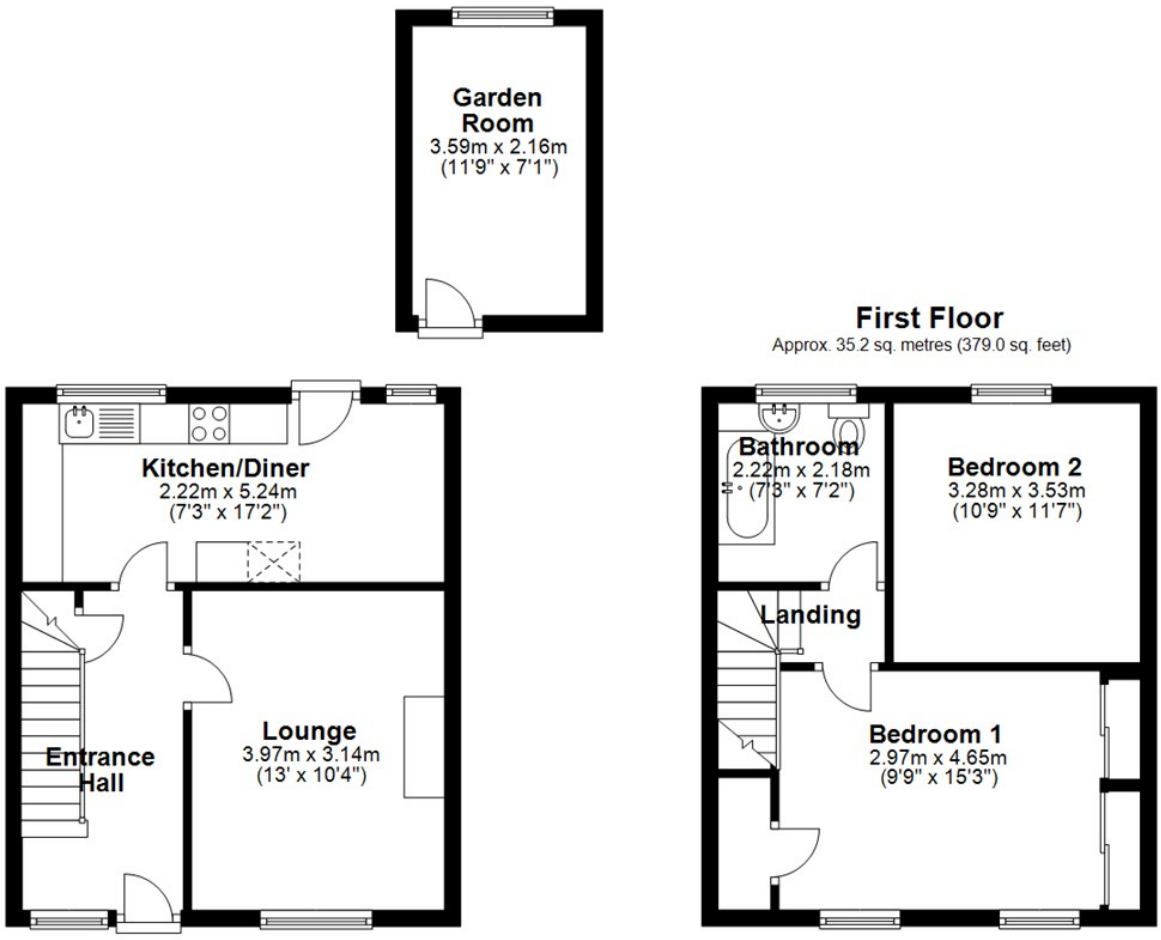
Ground Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



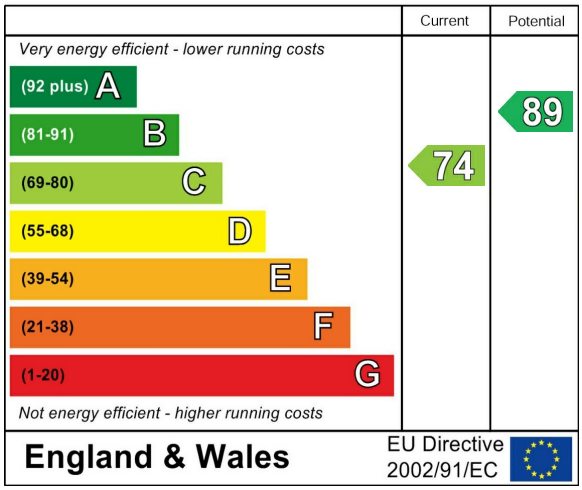
First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)

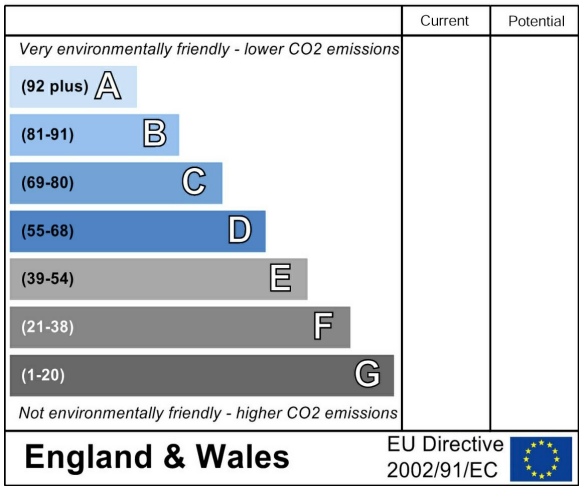
Total area: approx. 75.9 sq. metres (817.0 sq. feet)

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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