REDMAN CASEY ESTATE AGENTS

1 Junction Close, Blackrod, Bolton, BL6 5GN

Offers Over £260,000

Reduced An executive four bed detached residence set within walking distance to Blackrod train station in immaculate condition with hall, W.C., lounge, open plan kitchen diner with underfloor heating, four bedrooms, ensuite and additional family bathroom. Externally garage and drive to front with low maintenance garden and patio area to the rear. Internal viewing is highly recommended to fully appreciate.

- Walking Distance To Train Station
- Ensuite Shower Room
- Immaculate Condition
- Four Bedrooms
- Garage & Drive
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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ReducedPositioned on Junction Close Blackrod this four bedroom detached residence offered in immaculate order throughout with hall, W.C., lounge, kitchen diner with under floor heating, rising to the upper level a spacious landing provides access to four well proportioned bedrooms the master having ensuite facilities, and an additional family bathroom. Externally drive to the front with single garage and to the rear low maintenance patio with artificial grassed area. The property is set within walking distance to Blackrod train station ideal for commuters travelling to Manchester. The villages of Blackrod and Horwich are to hand offering a wealth of local shops, cafes, restaurants and local businesses. The property is also within proximity to regarded schools, motorway access and Middlebrook retail park. Early viewing is essential to fully appreciate.

Hall
Doors lead to further accommodation, stairs lead to upper level, door to W.C., laminate flooring, power points, wall mounted radiator.

WC
Low level W.C., vanity wash basin, double glazed window to front elevation, splash back tiling to compliment.

Lounge 15'9" x 11'6" (4.81m x 3.50m)
Access from hall to lounge with double glazed bay style window to front elevation, power points, wall mounted radiator.

Kitchen/Diner 12'0" x 20'9" (3.67m x 6.32m)
Modern styled kitchen diner with a range of wall and base units with contrasting work surfaces with splash back tiling, power points, integrated oven with 4 hob gas burner and overhead extractor, inset sink with mixer tap, plumbed for washing facilities, integrated fridge freezer and dish washer, tiled floor with under floor heating breakfast bar open plan to dining area, double glazed window to rear, upvc & glass panelled door to rear, door to under stairs storage.

Landing
Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 11'6" x 11'6" (3.50m x 3.50m)
Access from the landing with double glazed window, power points, wall mounted radiator, space for free standing or built in wardrobes, door to ensuite.

En-suite
Three piece suite accessed via master bedroom with shower cubicle, low level W.C., vanity wash basin, partial tiled elevations, double glazed frosted window.

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Bedroom 2 9'1" x 9'9" (2.78m x 2.98m)
Double glazed window, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 3 6'10" x 11'1" (2.09m x 3.38m)
Bedroom three with double glazed window, power points, space for free standing or built in wardrobes, wall mounted radiator.

Bedroom 4 6'7" x 9'3" (2.01m x 2.83m)
Double glazed window, power points, wall mounted radiator.

Bathroom
Three piece suite with low level W.C., panelled bath with mixer tap and shower attachment, pedestal mounted vanity wash basin, partial tiled elevations, double glazed frosted window.

Outside
To the front elevation a garden area and steps leading to front door and adjacent a drive leading to single garage with up and over door with power and light providing off road parking or storage.

To the rear a stone flagged patio area with artificial grassed section with surrounding traditional fencing as border.

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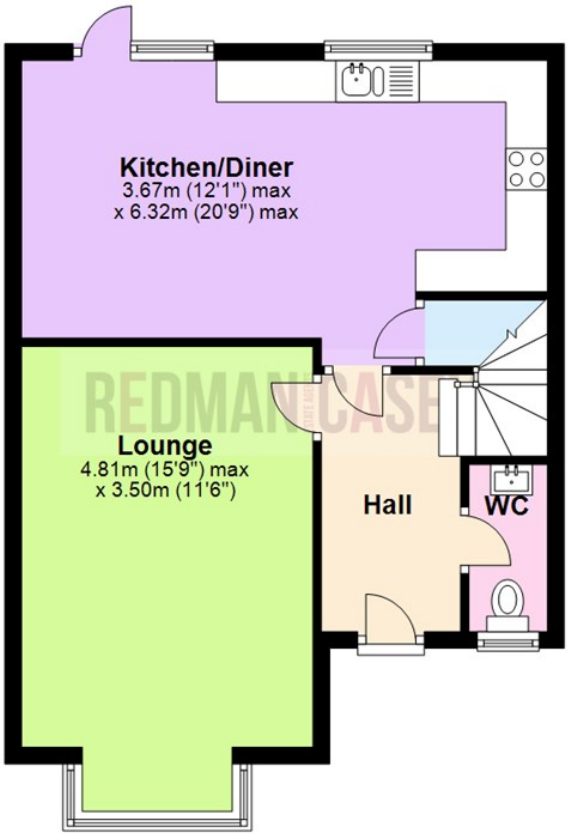
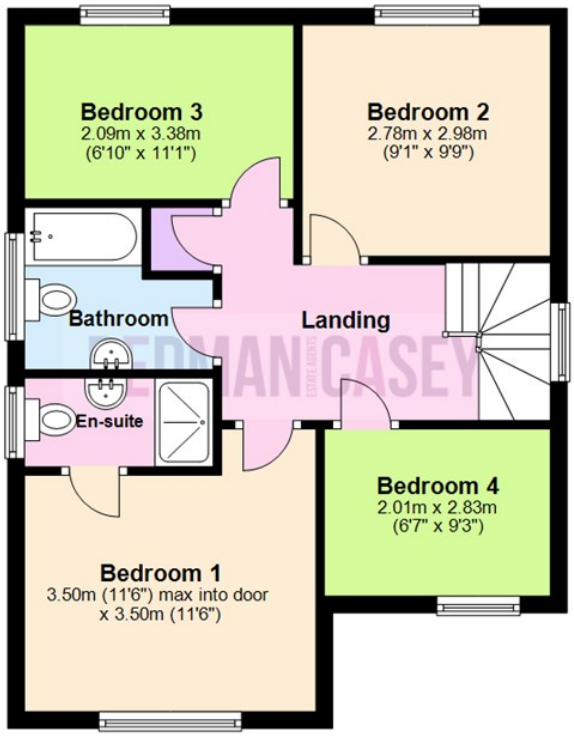
Ground Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



First Floor

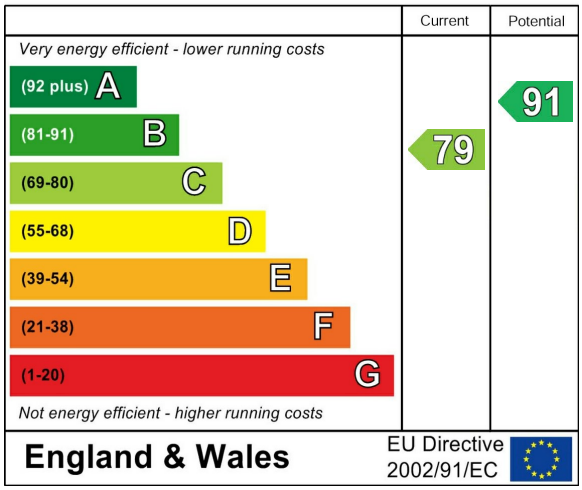
Approx. 48.2 sq. metres (518.6 sq. feet)



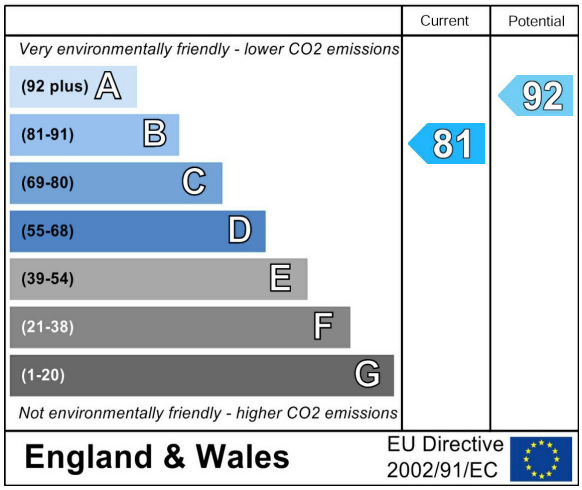
Total area: approx. 97.8 sq. metres (1052.3 sq. feet)

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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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