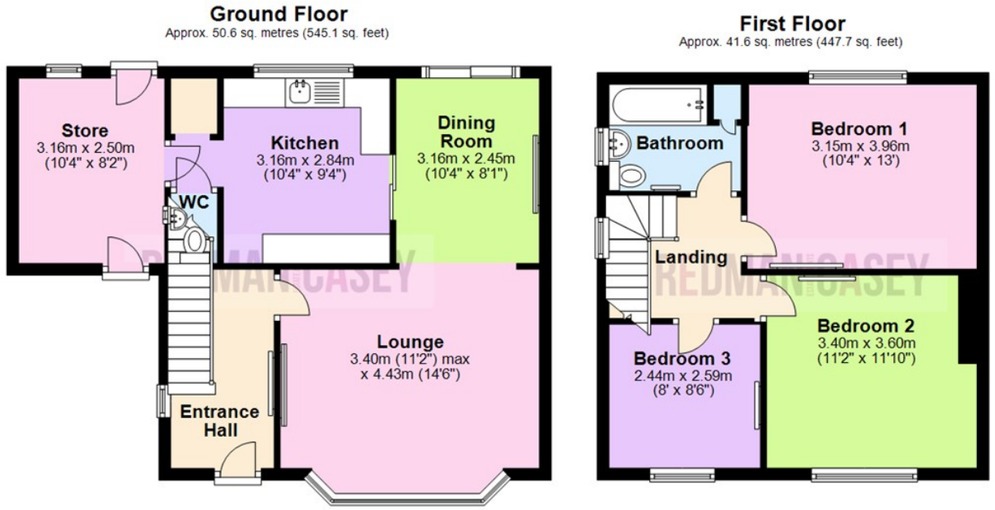
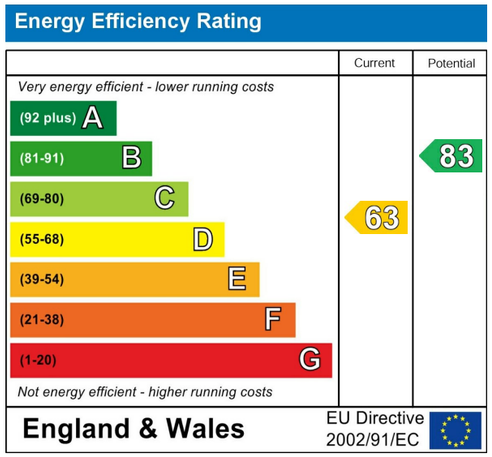
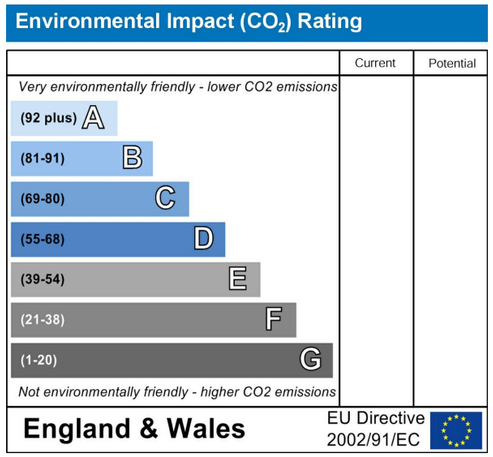
REDMAN CASEY ESTATE AGENTS



Total area: approx. 92.2 sq. metres (992.8 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

40 Ridgway, Blackrod, Bolton, BL6 5AF

Well presented and improved three bedroom semi detached situated on this highly sought area, the property offers excellent accommodation with two receptions kitchen and downstairs wc, to the first floor there are three generous bedrooms and bathroom fitted with a three piece white suite. Outside there is parking for two cars to the front plus lawned area and to the rear is a south facing garden with large paved patio and lawned area. The property is gas central heated and double glazed, currently the property is tenanted but is being sold with or without the tenants.

Offers In The Region Of £180,000

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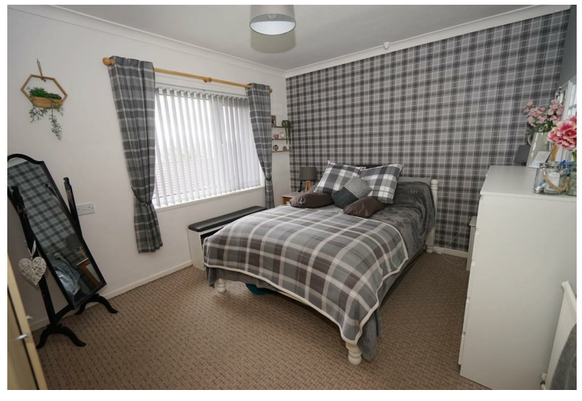
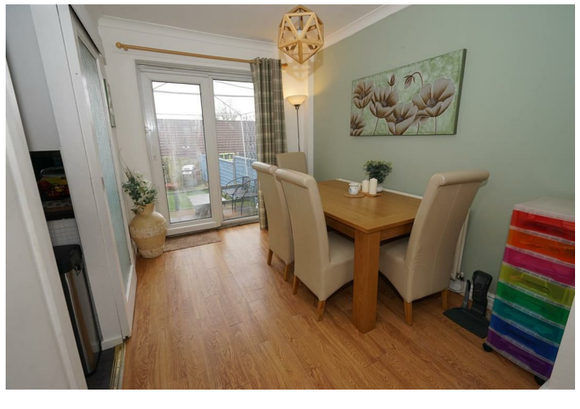
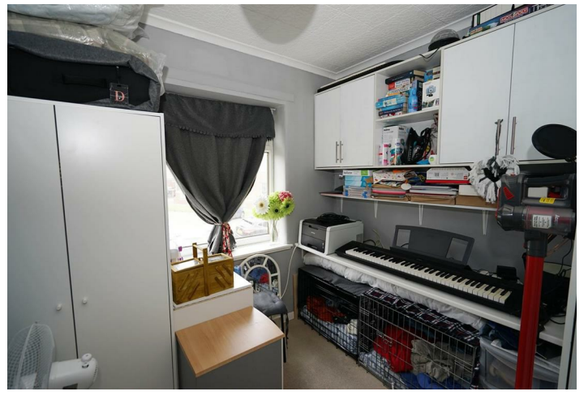
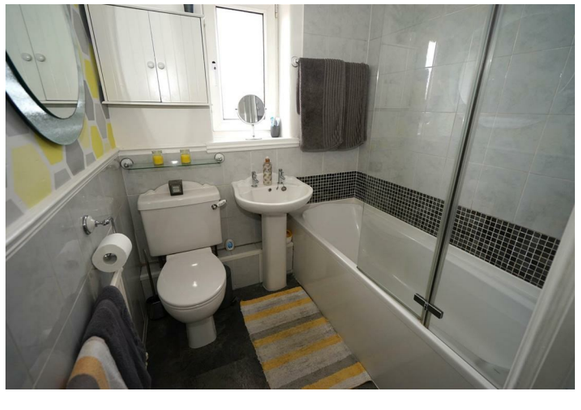




Situated in this highly sought after area of Blackrod this three bedroom semi detached property offers excellent accommodation and is ideally located for access to local amenities, shops and sought after schools. Well presented and decorated throughout the accommodation comprises :- Entrance hall. lounge, dining room, kitchen and wc and a large storage room to the side. To the first floor there are three generous bedrooms and bathroom fitted with a three piece suite, Outside there is a double width paved driveway with parking for 2 cars and a grassed area. to the rear there is a south facing garden with large paved patio and lawn with shrub borders. Gas central heating and double glazed throughout the property is worthy of internal inspection to appreciate the size and condition, currently the property is let but is available with or without the tenants.

Entrance Hall
UPVC frosted double glazed window to side, radiator, vinyl tiled flooring, stairs, uPVC double glazed entrance door, door to:

Lounge
11'2" x 14'6" (3.40m x 4.43m)
UPVC double glazed bay window to front, double radiator, vinyl tiled flooring, coving to ceiling, open plan to:

Dining Room
10'4" x 8'0" (3.16m x 2.45m)
Double radiator, vinyl tiled flooring, coving to ceiling, uPVC double glazed patio door to garden, sliding door to:

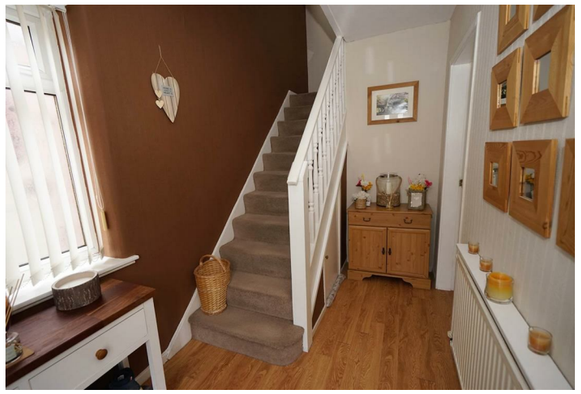
Kitchen
10'4" x 9'4" (3.16m x 2.84m)
Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge, electric point for cooker with extractor hood over, uPVC double glazed window to rear, vinyl tiled flooring, uPVC double glazed door to Store, open plan to Storage cupboard, built-in boiler cupboard, housing wall mounted gas combination boiler, plumbing for washer, door to:

WC
Frosted window to side, fitted with two piece suite comprising, wall mounted wash hand basin with tiled splashback and low-level WC.

Storage cupboard, built-in boiler cupboard, housing wall mounted gas combination boiler, plumbing for washer.

Store
UPVC metal frame double glazed window to rear, uPVC double glazed door to garden, door.

Landing
UPVC frosted double glazed window to side, door to:



Bedroom 1
10'4" x 13'0" (3.15m x 3.96m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom 2
11'2" x 11'10" (3.40m x 3.60m)
UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom 3
8'0" x 8'6" (2.44m x 2.59m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over and folding glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, uPVC frosted double glazed window to side, built-in storage cupboard, radiator, vinyl tiled flooring, door.

Outside
Front garden, double width paved driveway to the side with car parking space for two cars, three with lawned area and mature flower and shrub borders with raised, enclosed by dwarf brick wall to front.
Rear - enclosed by timber fencing to rear and sides, sunken paved sun patio with lawned area and flower and shrub borders beds.

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