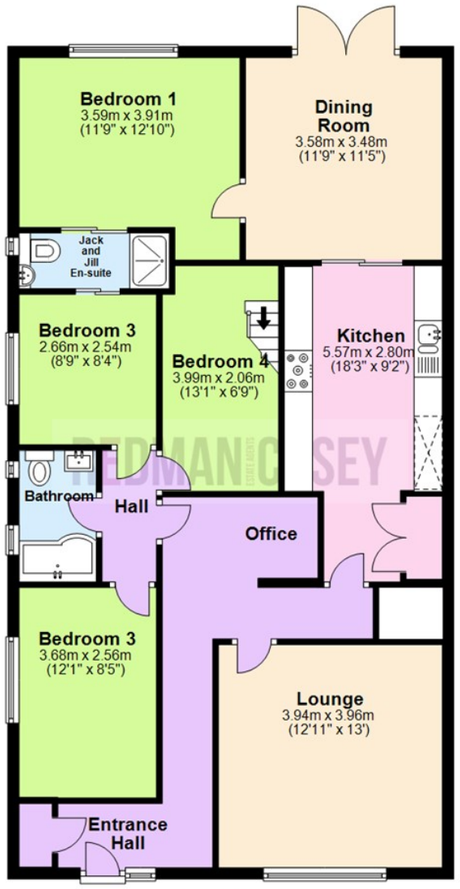
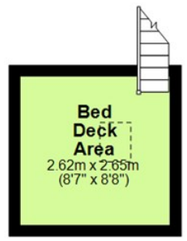
Ground Floor

Approx. 107.9 sq. metres (1161.9 sq. feet)



First Floor

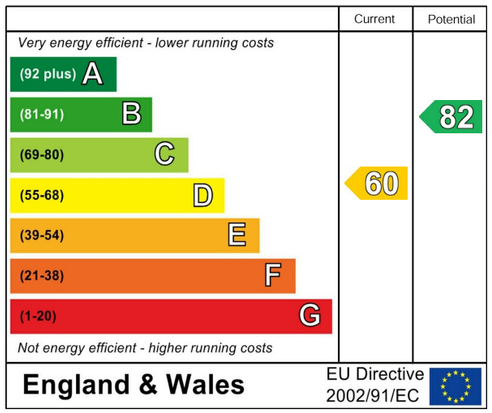
Approx. 6.9 sq. metres (74.6 sq. feet)



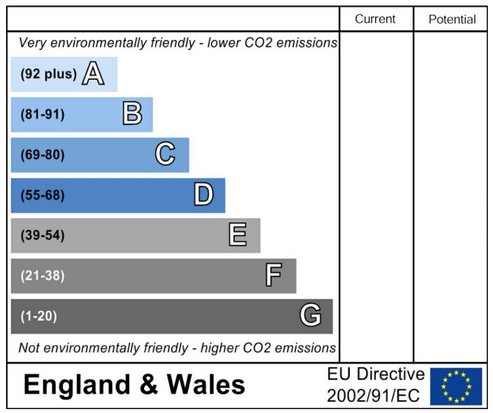
Total area: approx. 114.9 sq. metres (1236.6 sq. feet)

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



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

14 Carlton Close, Blackrod, Bolton, Lancashire, BL6 5DL

Superb detached house situated on this ever popular residential estate ideally located for access to local amenities, shops, rail and motorway links to Manchester, Preston and beyond. The property has been extended and reconfigured to provide excellent family accommodation with 4 bedrooms two generous reception rooms stunning fitted kitchen and two bathroom / shower rooms. Ample parking for 3 cars and gardens to the rear with low maintenance artificial grass and far reaching views over Rivington. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £270,000

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Deceptively spacious detached property situated on this popular residential estate offering excellent and flexible accommodation throughout. The property has been comprehensively remodelled and extended by the current owners to provide a superb family home which comprises :- Entrance hall with study / office area off, lounge, superb fitted kitchen leading to a separate dining room with feature lantern roof. Master bedroom with Jack and Jill en suite shower room three further bedrooms and family bathroom fitted with a modern three piece white suite bedroom 4 is split over two floors to provide play / chill out area and stairs leading to a bed deck. Outside there is ample parking for three cars to the front with a single garage built under the house offering storage or further parking space. to the rear is a easily maintained garden with paved patio multi level artificial lawned area and timber decking area offering excellent views over Rivington. Viewing is essential to appreciate all that is on offer with this superb property.

Entrance Hall
UPVC double glazed window to front, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, Part tiled and part luxury vinyl flooring, uPVC double glazed entrance door. Part sectioned off to provide a useful office / study area, door to:

Lounge
12'11" x 13'0" (3.94m x 3.96m)
UPVC double glazed window to front, radiator, coving to the ceiling with recessed lights.

Storage Cupboard
Storage cupboard, built-in storage cupboard with shelving.

Kitchen
18'3" x 9'2" (5.57m x 2.80m)
Fitted with a matching range of modern cream fronted base and eye level units with complementary cocobolo fronted drawers with plinth over and underlighting, drawers, cornice trims and complementary worktop space, 1+1/2 bowl composite sink unit with single drainer and mixer tap, built-in dishwasher, space and plumbing for American style fridge/freezer, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, built-in microwave, fitted utility cupboard with plumbing for washing machine, space for dryer, worktop space with cupboards over. Luxury vinyl tiled flooring, feature Ash and glass sliding door to:

Dining Room
11'9" x 11'5" (3.58m x 3.48m)
Two feature vertical radiators, ceiling with feature lantern roof, double glazed French doors to garden, door to:

Bedroom 1
11'9" x 12'10" (3.59m x 3.91m)
UPVC double glazed window to rear, radiator, sliding door to:

Jack and Jill En-suite
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and double shower enclosure with power shower over, WC with hidden cistern, wall mounted mirror with heated front, uPVC frosted double glazed window to side, radiator, vinyl flooring, sliding door to:

Bedroom 3
8'9" x 8'4" (2.66m x 2.54m)
UPVC double glazed window to side, radiator, door to Jack and Jill En suite:

Hall
Door to:

Bathroom
Three piece modern white suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, two uPVC double glazed windows to side, ceramic tiled flooring, under floor heating, ceiling with recessed spotlights.

Bedroom 3
12'1" x 8'5" (3.68m x 2.56m)
UPVC double glazed window to side, radiator, laminate flooring.

Bedroom 4
13'1" x 6'9" (3.99m x 2.06m)
flexible room which could be a play room or chill out room with radiator, stairs to bed deck area.

Bed Deck Area
8'7" x 8'8" (2.62m x 2.65m)
Double glazed velux skylight, sloping ceiling with recessed spotlights.

Outside
Front garden, extensive block paved driveway with car parking space for three cars, leading to the under house garage, slate chipping garden with mature flower and shrub borders, brick paved pathway leading to front entrance door, enclosed by brick wall to sides, single garage built under house with motorised roller door, power and light connected.
Private rear garden, enclosed by timber fencing and mature hedge rear and sides, paved sun patio with steps up to multi level artificial lawned area, leading to a timber decking area offering excellent open views across Rivington. Feature remote controlled lighting covering multiple areas of the garden, outside tap and power socket.