REDMAN CASEY ESTATE AGENTS

90 Vicarage Road, Blackrod, Bolton, Lancashire, BL6 5DB

£135,000

A spacious well presented three bed town house with no onward chain with stunning open aspects to the rear, gas centrally heated, double glazed windows, modern finish throughout, four piece bathroom, lobby, lounge, kitchen diner, three beds, good sized rear gardens, viewing an absolute must.

- No Chain
- Stunning Open Aspects
- Good Decorative Order Throughout
- Three Bedrooms
- Good Sized Rear Gardens
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on Vicarage road, Blackrod, this spacious three bed town house with stunning open views to the rear and offered with no onward chain. The property is located within easy reach to regarded schooling and both the villages of Blackrod and Horwich. Also within short proximity Middlebrook retail park can be located along with train link, bus routes and motorway access. The property is in good decorative order throughout and comprises, lobby, lounge, kitchen diner, landing providing access to three bedrooms and a four piece bathroom suite. Externally landscaped garden and patio areas to the front and landscaped garden, patio and decked areas to the rear with beautiful open aspects, NO CHAIN.

Lobby
Front door to lobby with stairs rising to upper level, door leads to lounge

Lounge 14'8" x 12'4" (4.47m x 3.77m)
Access from the lobby to lounge with sliding patio door leading to rear garden with views over gardens and further open aspects, power points, wall mounted flicker effect electric fire, wall mounted radiator, door to kitchen diner.

Kitchen/Diner 17'10" x 9'5" (5.43m x 2.86m)
Access from the lounge to kitchen diner with a fitted kitchen comprising a range of wall and base units with contrasting work surfaces and splash back tiling, power points, matching breakfast bar/work surface, space fro dining, inset sinkt with mixer tap, integrated oven & grill with four gas hob burners over with extractor, integrated fridge and freezer, double glazed window to rear, upvc & glass panelled door to rear, wall mounted gas fired combi central heating boiler, under stairs storage cupboard, double glazed window to front aspect.

Landing
Stairs rise to upper level, storage cupboard, doors lead to further accommodation, double glazed window to front aspect.

Bedroom 1 10'3" x 13'2" (3.13m x 4.02m)
Good sized double room with a range of fitted wardrobes providing storage and hanging space, double glazed window to rear providing stunning open view, wall mounted radiator, power points.

Bedroom 2 9'2" x 11'1" (2.79m x 3.37m)
Another good sized double room with power points, double glazed window to the rear elevation providing stunning open view, wall mounted radiator, space for free standing or built in wardrobes.

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Bedroom 3 8'2" x 8'5" (2.49m x 2.56m)
Access off the landing with double glazed window to front elevation, wall mounted radiator, power points.

Bathroom
Modern four piece suite with panelled bath, low level W.C., pedestal mounted vanity wash basin, shower cubicle, tiled elevations, double glazed frosted windows to front elevation.

Outside
Shale and gravel bedded area to the front with planted areas.

To the rear decked areas with outside water tap, brick built storage, steps lead down to further area with patterned stone flagged, shale bedded and lawned area with stunning open aspects to the rear.

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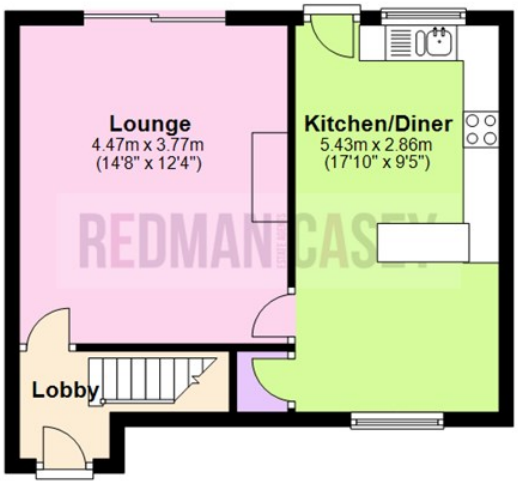
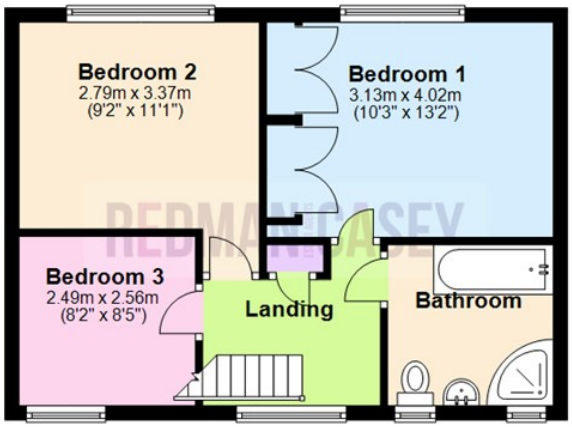
Ground Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



First Floor

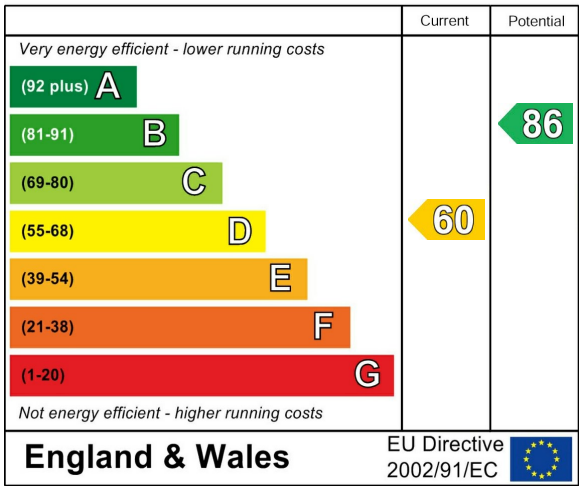
Approx. 41.9 sq. metres (450.6 sq. feet)



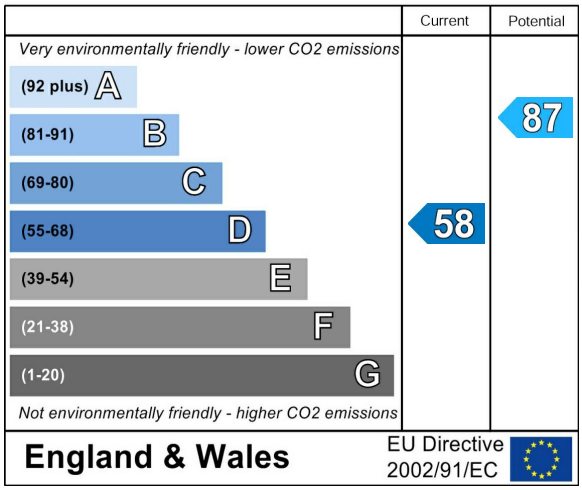
Total area: approx. 79.2 sq. metres (852.9 sq. feet)

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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