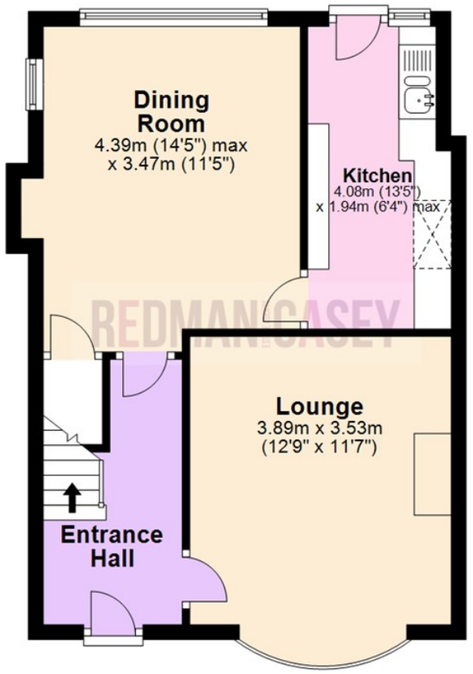
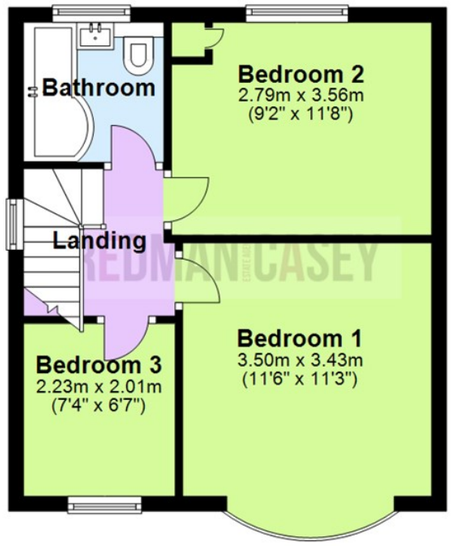
REDMAN CASEY ESTATE AGENTS

Ground Floor
Approx. 44.5 sq. metres (478.7 sq. feet)



First Floor
Approx. 35.6 sq. metres (383.4 sq. feet)



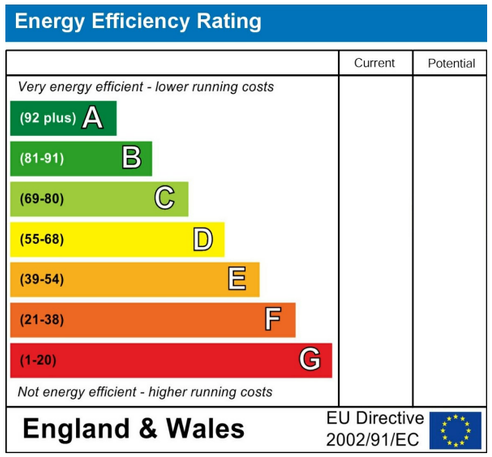
Total area: approx. 80.1 sq. metres (862.0 sq. feet)

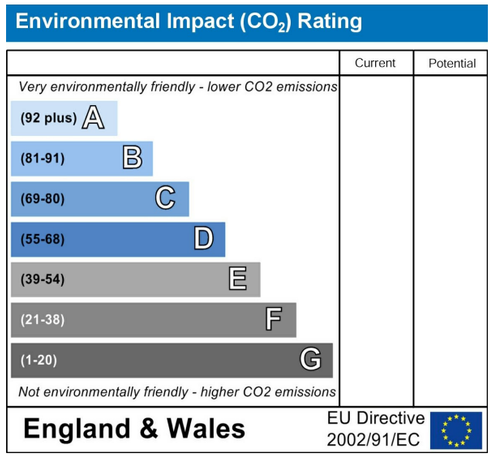
The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for 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.

33 Blenheim Road, Breightmet, Bolton, Lancashire, BL2 6EA

Superbly presented and extended 3 bedroom semi detached property offering excellent family accommodation and open views across Leverhulme Park to the front. The property is available with no chain and vacant possession. Two spacious reception rooms, modern fitted kitchen and bathroom, three bedrooms plus useful loft room. Large gardens not overlooked, Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £180,000





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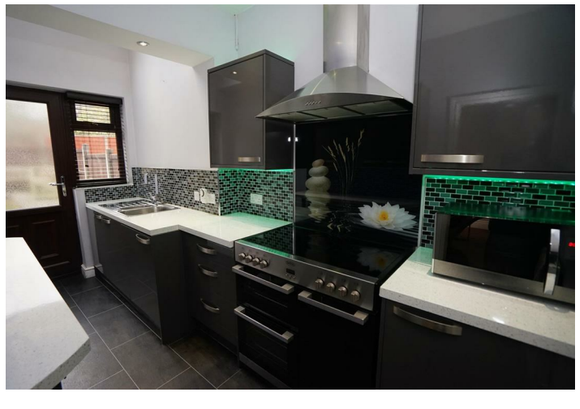
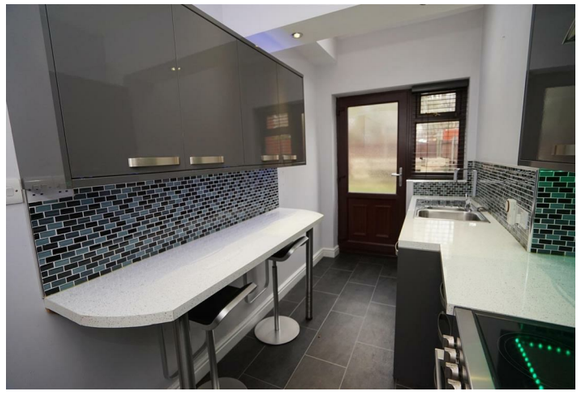

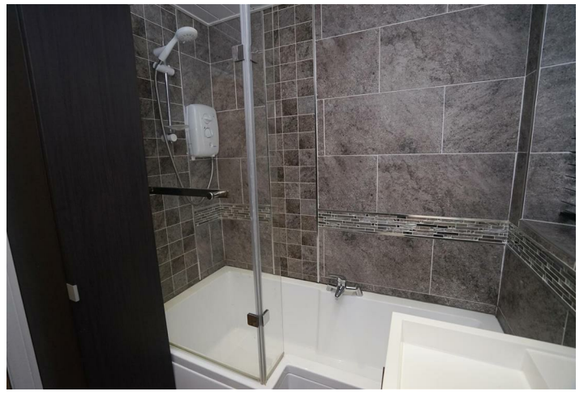

Situated within easy access of local amenities, shops, schools and transport links this extended three bedroom semi detached is worthy of closer inspection. Having been extended and modernised by the current owners the property offers excellent family accommodation that comprises :- Entrance hall, lounge, dining room, fitted modern kitchen with built in and integrated appliances. To the first floor there are three bedrooms the master having built in wardrobes and a modern white bathroom suite. Loft room accessed via a pull down ladder offers space for a play room or office. Outside there are fantastic gardens to front and rear with driveway parking for 3 cars. Viewing is essential to appreciate all that is on offer.

Entrance Hall
11'9" x 6'2" (3.58m x 1.88m)
Radiator, oak flooring, decorative coving to ceiling, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge
12'9" x 11'7" (3.89m x 3.53m)
UPVC double glazed bow window to front, coal effect gas fire set in feature marble surround, Feature vertical radiator, oak flooring, picture rail, two wall lights, decorative coving to moulded ceiling.

Dining Room
14'5" x 11'5" (4.39m x 3.47m)
UPVC double glazed window to rear, uPVC double glazed window to side, ornamental feature fireplace with ornate timber surround and tiled cast iron inset, radiator, oak flooring, decorative coving to moulded ceiling, door to built-in under-stairs storage cupboard.

Kitchen
13'5" x 6'4" (4.08m x 1.94m)
Fitted with a matching range of modern black base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and washing machine, range with extractor hood over feature glass splash back, uPVC double glazed window to rear, radiator, door.

Landing
UPVC frosted double glazed leaded window to side, access to loft room (14'4" x 10') with two velux windows to sloping ceiling, accessed via a pull down timber ladder, door to:

Bedroom 1
11'6" x 11'3" (3.50m x 3.43m)
UPVC double glazed bow window to front, fitted bedroom suite with a range of wardrobes comprising three fitted wardrobes with hanging rails, shelving, overhead storage and cupboards, bedside cabinets, fitted cupboards over bed with corner display shelves to either side of bed, built in window seat with storage under, radiator, laminate, ceiling with recessed spotlights, door to:

Bedroom 2
9'2" x 11'8" (2.79m x 3.56m)
UPVC double glazed window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler

serving heating system and domestic hot water, double radiator, laminate flooring, ceiling with recessed spotlights, door to:

Bedroom 3
7'4" x 6'7" (2.23m x 2.01m)
UPVC double glazed window to front, laminate flooring, ceiling with recessed spotlights.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring, Upvc panelled ceiling with recessed spotlights.

Outside
Front garden with lawned area and mature flower and shrub borders, enclosed by timber fencing and mature hedge to front and sides, driveway to the front and side with car parking space for three cars.
Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio timber, decking and area with lawned area, timber garden shed, rear side gated access.

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