REDMAN CASEY ESTATE AGENTS

17 Ainse Road, Blackrod, Bolton, Lancashire, BL6 5HB

Offers In The Region Of £175,000

Three bedroom true bungalow situated on this ever popular residential estate in need of updating however the property benefits from double glazing and gas central heating No chain and vacant possession. Potential for loft conversion t create a spacious family home. Early viewing is advised to appreciate size and position

- Three Bedrooms
- Development Opportunity
- Vacant Possession
- EPC Rating
- Spacious Lounge
- No Chain
- Viewing Essential

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated in a sought after location this three bedroom true bungalow offers excellent and flexible accommodation. Ideally positioned for access to local amenities and open fields the property comprises:- Entrance hall, lounge, kitchen,bathroom with three piece suite and three bedrooms (two double and a single) outside there are garden areas to the front and rear along with a detached garage and driveway parking. The property offers excellent accommodation with potential for reworking the interior and loft conversion to provide a spacious family home which benefits from gas central heating and double glazing and is sold with no chain and vacant possession early viewing is advised.

Entrance Hall
UPVC frosted double glazed window to front, built-in storage cupboard with hanging space and shelving, access to boarded loft space ideal for conversion to dormer bedrooms, uPVC double glazed entrance door, door to:

Lounge 15'1" x 11'9" (4.61m x 3.59m)
UPVC double glazed window to front, living flame effect electric fire set in stone surround, radiator.

Kitchen 7'10" x 11'5" (2.40m x 3.48m)
Fitted with a matching range of base and eye level cupboards with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, floor mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to side, Storage cupboard, uPVC double glazed side door, door to:

Bedroom 1 13'0" x 9'9" (3.95m x 2.97m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, door to:

Bedroom 2 12'6" x 8'10" (3.81m x 2.69m)
UPVC double glazed window to rear, radiator, door to:

Bedroom 3 9'8" x 8'2" (2.95m x 2.50m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to front.

Outside
Front garden, driveway to the side leading to garage, enclosed by dwarf brick wall and mature hedge to front and

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sides with lawned area and mature flower and shrub borders.
Private rear garden, enclosed by timber fencing to rear and sides, gravelled sun patio with lawned area and mature flower and shrub borders, timber garden shed detached concrete sectional garage.

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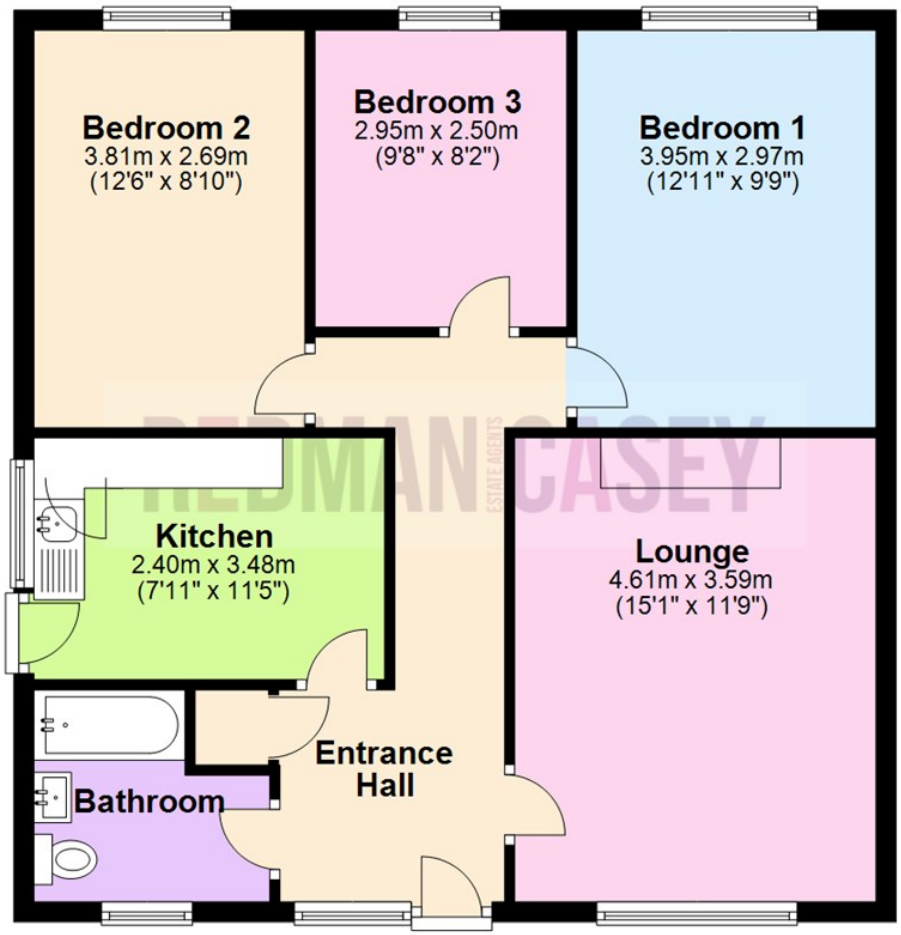
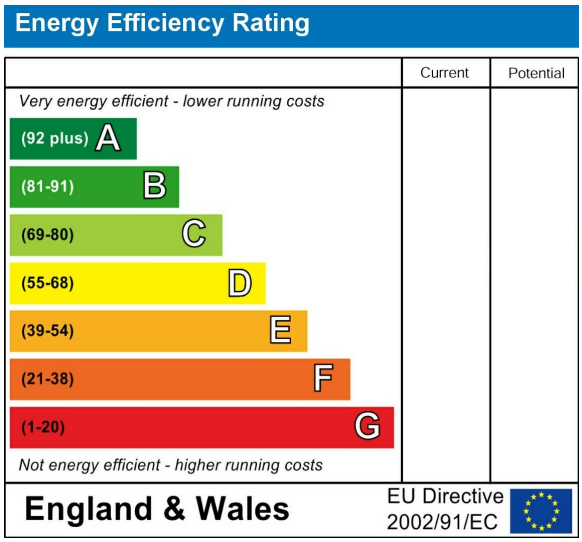
Ground Floor

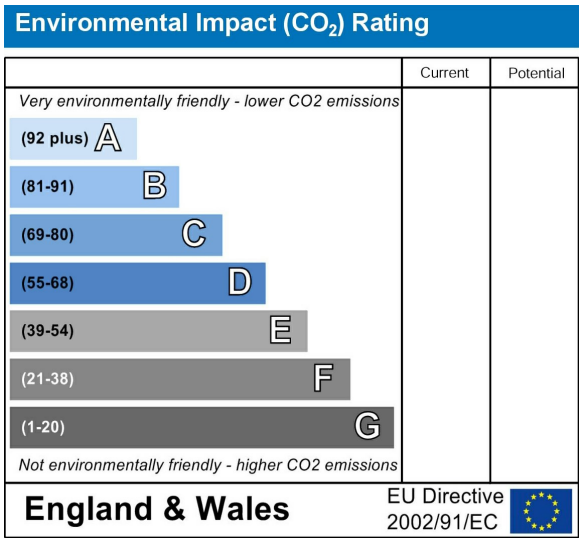
Approx. 72.0 sq. metres (775.5 sq. feet)



Total area: approx. 72.0 sq. metres (775.5 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.





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