REDMAN CASEY ESTATE AGENTS

54 Ridgway, Blackrod, Bolton, Lancashire, BL6 5AF

Offers In The Region Of £170,000

Deceptively spacious three bedroom semi detached property located in this highly popular area of Blackrod, offering excellent family accommodation with three spacious bedrooms large lounge, conservatory and attached workshop. Sold with no chain and vacant possession the property must be viewed to be appreciated

- Deceptively Spacious
- Large Lounge and Conservatory
- Utility / Workshop
- EPC Rating
- Three Generous Bedrooms
- Fitted Kitchen Diner
- No Chain
- Viewing Essential

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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We are delighted to offer for sale this deceptively spacious family home. Located in this highly popular area of Blackrod the property offers excellent family accommodation comprising :- Porch, spacious lounge, open plan kitchen - diner, conservatory cloakroom w.c and workshop. To the first floor there are three bedrooms all with built in wardrobes and shower room fitted with a three piece suite. Outside there is a front garden with extensive block paved driveway, to the rear is a private garden with gravelled patio and lawned gardens. Sold with no chain and vacant possession viewing is highly advised

Porch
UPVC metal frame double glazed window to front, two uPVC double glazed windows to side, uPVC double glazed entrance door, door to:

Lounge 11'0" x 20'10" (3.35m x 6.36m)
UPVC double glazed bay window to front, hardwood double glazed window to side, coal effect gas fire with ornate surround and marble effect inset and hearth, two double radiators, two wall lights, coving to ceiling, carpeted stairs to first floor landing, double door to Kitchen/Dining Room, door to:

Kitchen/Dining Room 10'3" x 20'10" (3.12m x 6.36m)
Fitted with a matching range of light oak effect base and eye level units with drawers and worktop space over, glazed display units, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, plumbing for dishwasher, electric fan assisted oven, five ring gas hob with extractor hood over, two hardwood double glazed windows to rear, double radiator, part ceramic tiled flooring, double door to Conservatory, door to

Cloakroom
low-level WC, half height ceramic tiling to all walls, ceramic tiled flooring.

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and lights connected, three windows to rear, three windows to side, double radiator, wall mounted electric panel heater, laminate flooring, uPVC double glazed french doors to garden, door to:

Workshop 10'9" x 14'8" (3.28m x 4.46m)
Window to front, wall mounted gas combination boiler serving heating system and domestic hot water with plumbing for washing machine, space for freezer, part glazed door to garden, uPVC double glazed french front door.

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Landing
Hardwood double glazed window to side, door to:

Bedroom 1 10'3" x 12'11" (3.12m x 3.94m)
Hardwood double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, further two fitted single wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching, radiator.

Bedroom 2 11'4" x 11'10" (3.46m x 3.61m)
UPVC double glazed window to front, two built-in double wardrobes with hanging rails, shelving, overhead storage and cupboard, radiator.

Bedroom 3 7'11" x 8'7" (2.42m x 2.61m)
UPVC double glazed window to front, built-in double wardrobe(s), radiator, double door, door to:

Shower Room
Fitted with three piece white suite comprising tiled double shower enclosure with electric power shower, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, hardwood frosted double glazed window to side, vinyl flooring.

Outside
Front - Extensive block paved driveway to the front and side with car parking space for two cars.
Rear - Private rear garden, enclosed by timber fencing to rear and sides, gravelled sun patio with lawned area and flower and shrub borders.

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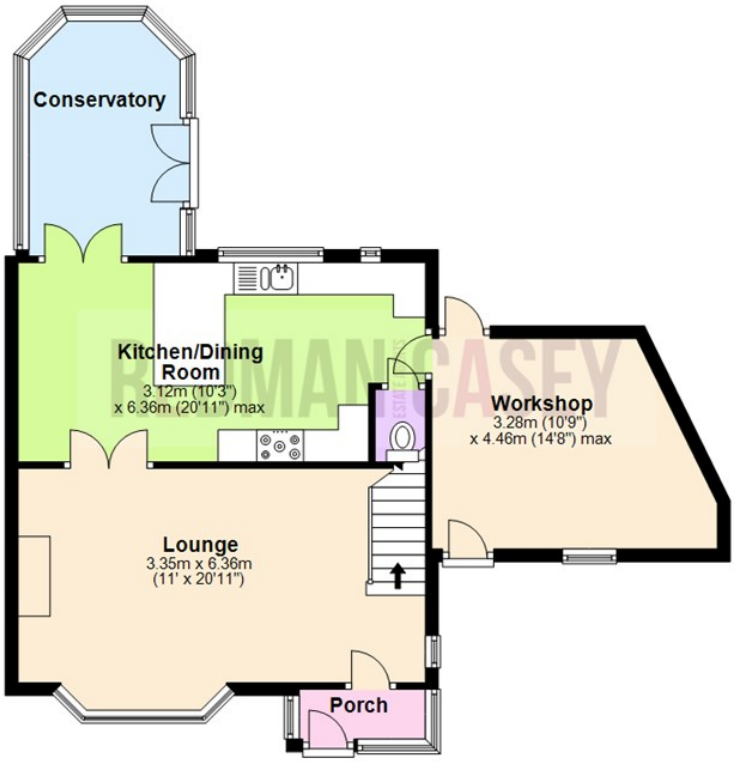
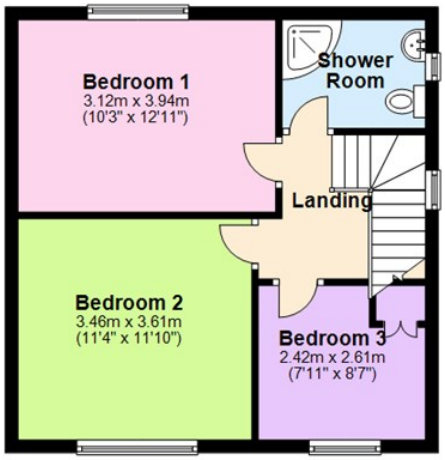
Ground Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



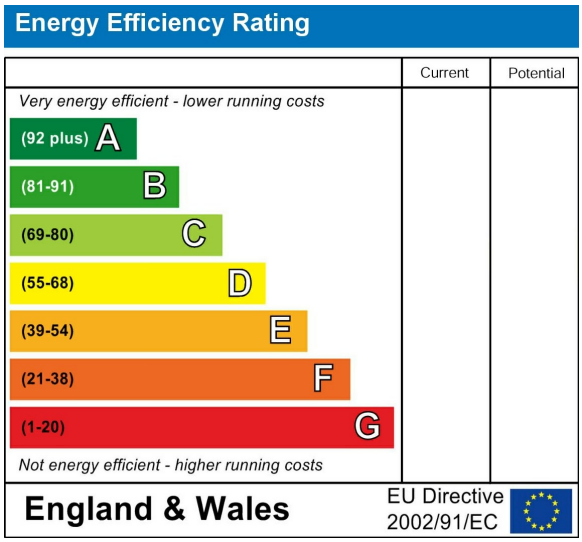
First Floor

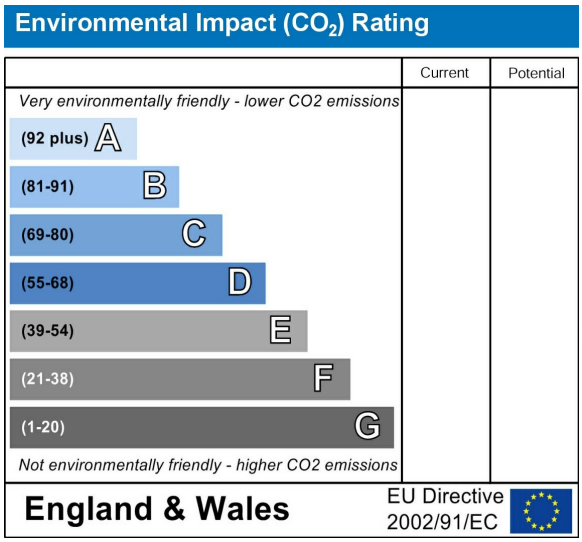
Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 107.6 sq. metres (1158.3 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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