REDMAN CASEY ESTATE AGENTS

2 Inveraray Avenue, Blackrod, Bolton, BL6 5UQ

Fixed Asking Price £168,000

Two bedroom modern town house property in a popular location. Close to local schools, shops, local amenities and very close to countryside which allows the best of both worlds allowing for country walks in a relaxing environment. This two bedroom property benefits from double glazing, gas central heating, larger than average enclosed rear garden with patio seating area and driveway for two cars. Viewing is highly recommended to appreciate the location and condition of this property.
**This property is sold as an affordable home which means that the value paid is 80% of the total value this is only available to owner occupiers, no investors or buy to let. This property must always be sold with a 20% discount of market value **

- Superb Modern 2 Bed Town House
- Lounge
- Driveway with 2 Parking Spaces
- EPC Rating B
- Fitted Dining Kitchen
- 2 Double Bedrooms
- Affordable Home 20% Discount Applied
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Superbly presented two bedroom end town house property situated in this popular village location. Built by Roland Homes in 2020 The property still benefits from the residue of the 10 year NHBC warranty and comprises:- Vestibule, lounge, WC, kitchen diner, to the upstairs there are two double bedrooms and a family bathroom. Outside there is are open plan gardens to the front and driveway to the side with parking for two cars along with a larger than average private enclosed rear garden with large patio and lawned area. Ideally located for access to local schools, shops, local amenities and very close to countryside which allows the best of both worlds allowing for country walks in a relaxing environment. Viewing is highly recommended to appreciate the location and condition of this property.
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Porch
Radiator, double glazed entrance door, door to:

Lounge 13'5" x 11'6" (4.08m x 3.51m)
Window to front, window to side, two radiators, carpeted stairs to first floor landing, door to:

Hall
Ceramic tiled flooring, open plan, door to:

WC
Window to side, fitted with two piece modern white suite comprising, pedestal wash hand basin, low-level WC and half height ceramic tiling to all walls, radiator, ceramic tiled flooring.

Kitchen 8'8" x 11'6" (2.65m x 3.51m)
Fitted with a matching range of modern white base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for, space for fridge/freezer, built-in electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, wall mounted concealed gas combination boiler serving heating system and domestic hot water, double door.

Landing
UPVC frosted double glazed window to side, access to part boarded loft with fitted light point, door to:

Bedroom 1 10'6" x 11'6" (3.20m x 3.51m)
UPVC double glazed window to rear, radiator.

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Bedroom 2 8'8" x 11'6" (2.65m x 3.51m)
UPVC double glazed window to front, built-in triple wardrobe(s) with hanging rails and shelving, built-in over-stairs storage cupboard, radiator, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, ceramic tiled flooring.

Outside
Open plan front garden, extensive tarmac driveway to the side with car for two cars with lawned area and shrub borders, paved pathway leading to front entrance door. Private rear garden, enclosed by brick wall to rear and sides, large paved sun patio with lawned area, side gated access, outside cold water tap, security lighting and power sockets

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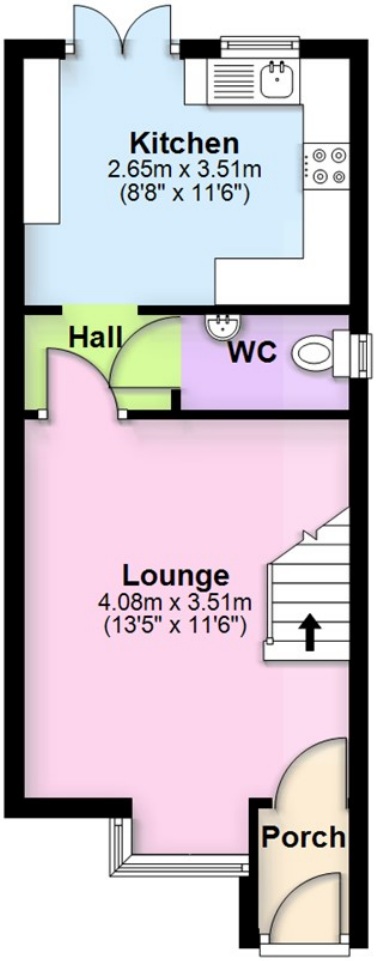
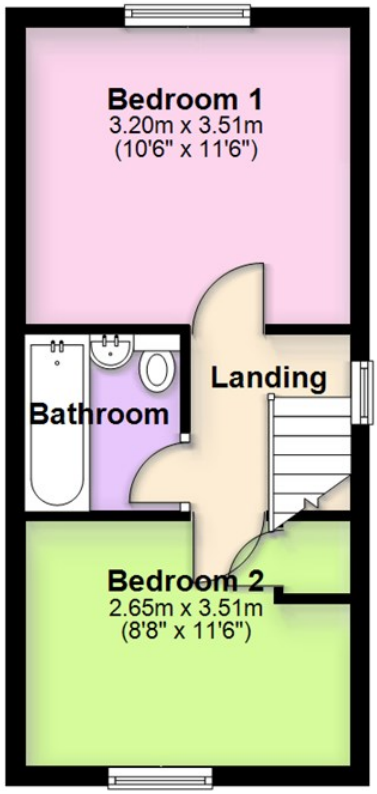
Ground Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



First Floor

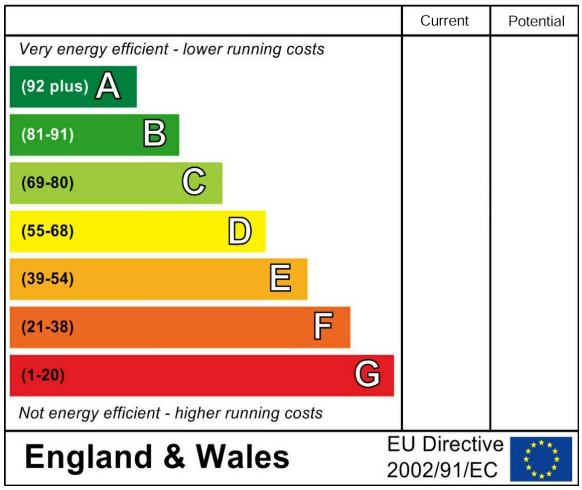
Approx. 27.9 sq. metres (300.5 sq. feet)



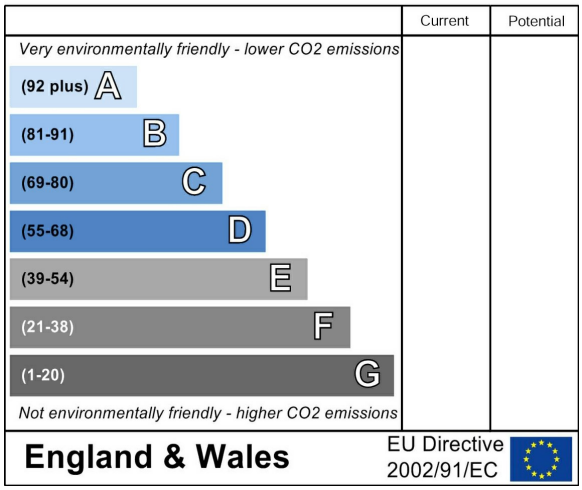
Total area: approx. 58.0 sq. metres (624.5 sq. feet)

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 guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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