REDMAN CASEY ESTATE AGENTS

181 Station Road, Blackrod, Bolton, Lancashire, BL6 5JE

Offers In The Region Of £125,000

Deceptively spacious and well presented mid terraced property offering flexible accommodation over three floors.The property offers excellent accommodation with spacious lounge fitted dining kitchen , basement sitting room / bedroom 3, two double bedrooms to the first floor and large bathroom and benefits front gas central heating and double glazing and excellent access to local amenities and transport network Garden and parking to rear.

- Deceptively Spacious Terrace
- Spacious Lounge
- 2/3 Bedrooms
- Off Road Parking
- Split over 3 Floors
- Dining Kitchen
- Useful Office / Dining Room
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy access of local amenities rail and road links, this mid terraced property offers deceptive and flexible accommodation over three floors comprising :- Kitchen fitted with a modern range of base and wall units with built in appliances, Spacious lounge, Multi purpose room which has been a dining room now an office, utility area. To the basement there is a sitting room, potential bedroom 3 and cloakroom / w.c. To the first floor there are two generous bedrooms and bathroom with three piece white suite. Outside there is a small garden and to the rear there is an enclosed garden with paved patio area, There is a parking area to the rear Viewing is highly recommended to appreciate all on offer.

Sitting Room / Bedroom 3 10'1" x 14'2" (3.07m x 4.32m)
Sealed unit single glazed window to front, Feature vertical single radiator, vinyl click flooring, Please note that the bar is not included with the property but may be available by separate negotiation. door to:

WC
Fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboard under and mixer tap and WC with hidden cistern, half height ceramic tiling to all walls and vinyl flooring.

Kitchen/Breakfast Room 11'1" x 14'2" (3.37m x 4.32m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, 1+1/2 bowl composite sink unit with single drainer, stainless steel mixer tap and tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, integrated dishwasher, space for fridge/freezer, built-in gas fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, radiator, laminate flooring, uPVC double glazed entrance door, open plan to:

Hall
Carpeted stairs to first floor landing, door to:

Lounge 13'10" x 14'2" (4.21m x 4.32m)
Window to rear, fireplace with timber surround and tiled inset and hearth, laminate flooring, dado rail, two wall lights, radiator, coving to ceiling, double door to:

Multi Purpose Room
UPVC double glazed window to rear, double radiator, laminate flooring, three wall lights, uPVC double glazed patio door to garden, folding door to:

Utility Area 6'3" x 2'8" (1.91m x 0.82m)
Plumbing for washing machine, space for freezer and tumble dryer.

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Hallway
Stairs.

Landing
Built-in storage cupboard with shelving, boarded useful loft room with power and light, access to eaves storage pull down timber ladder, door to:

Bedroom 1 11'1" x 14'2" (3.38m x 4.32m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, further two fitted single wardrobes, radiator.

Bedroom 2 16'6" x 7'10" (5.04m x 2.38m)
UPVC double glazed window to rear, double radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with hand shower attachment over and matching telephone style mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height pvc panelling to two walls, heated towel rail. uPVC frosted double glazed window to rear, vinyl flooring, coving to ceiling.

Outside
Frontage, dwarf brick wall and fencing front, paved pathway leading to front entrance door with flower and shrub borders.
Rear garden, enclosed by brick wall and timber fencing to rear and sides, paved sun patio with mature flower and shrub borders, timber garden sheds, rear gated access to off road parking.

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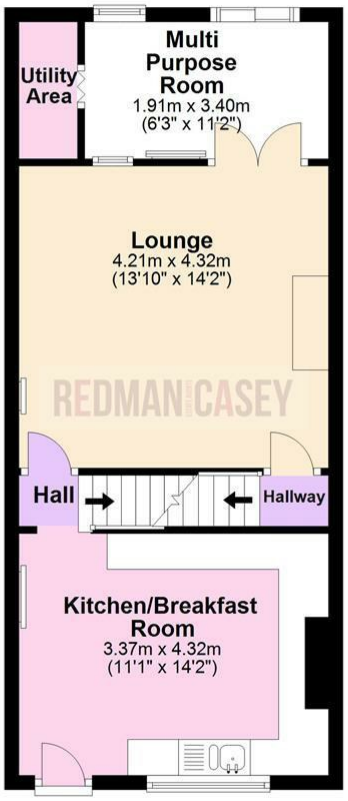
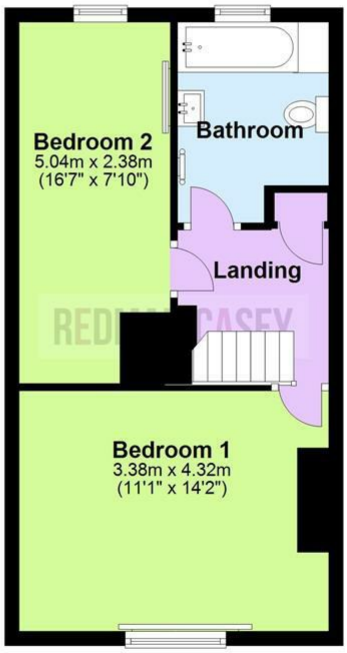
Ground Floor
Approx. 45.4 sq. metres (488.4 sq. feet)



First Floor
Approx. 36.8 sq. metres (395.9 sq. feet)

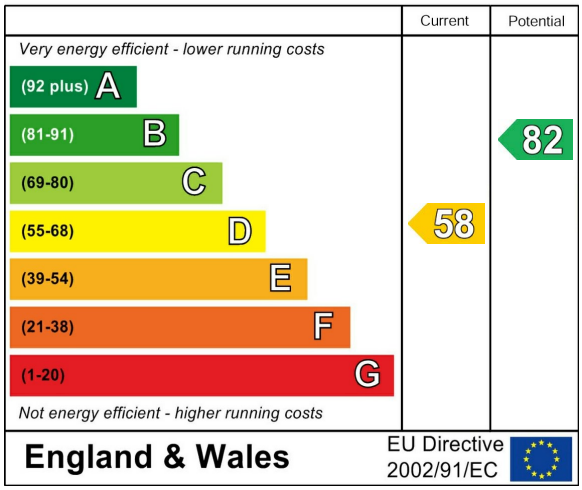


Basement
Approx. 14.6 sq. metres (156.7 sq. feet)

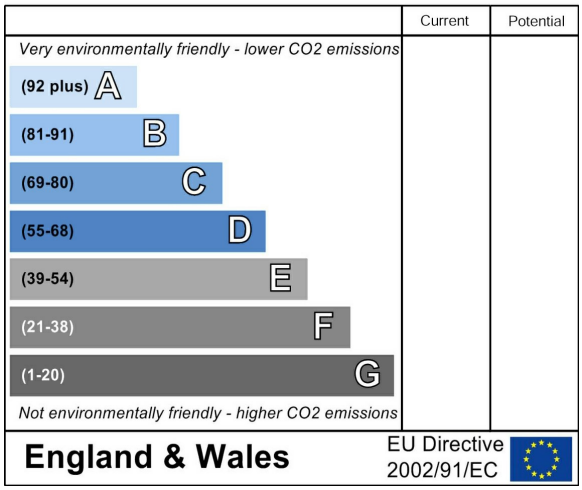
Total area: approx. 96.7 sq. metres (1041.0 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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