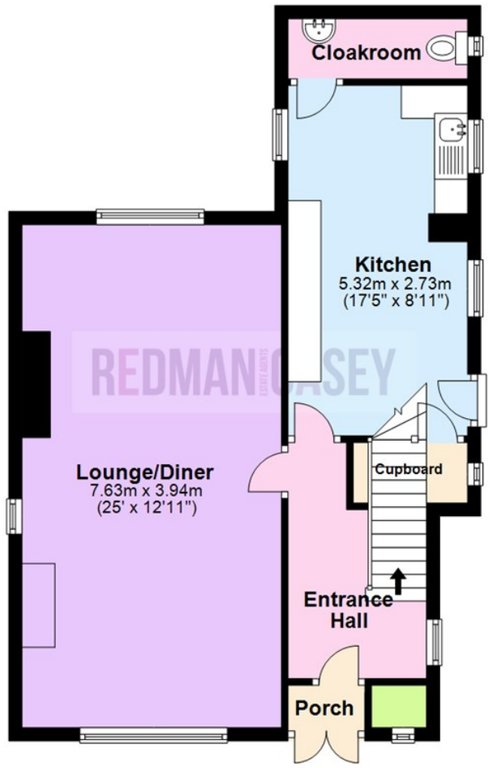
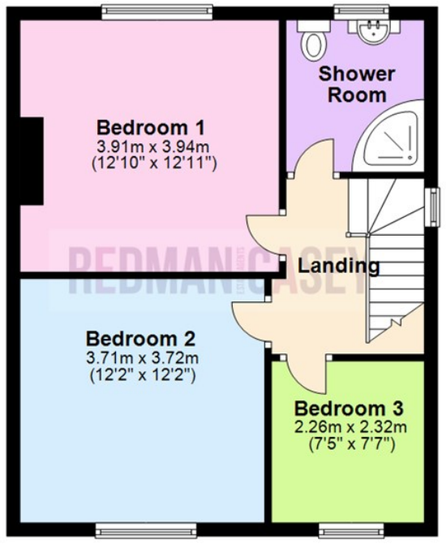
REDMAN CASEY ESTATE AGENTS

Ground Floor
Approx. 58.7 sq. metres (632.0 sq. feet)



First Floor
Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 105.4 sq. metres (1134.6 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.

394 Manchester Road, Blackrod, Bolton, Lancashire, BL6 5BJ

Well presented period detached property set in this highly popular residential area offering excellent access to local schools and transport links. Spacious reception rooms and generous bedrooms with the potential for expansion should the need arise. Viewing is essential.

Offers In The Region Of £310,000

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Well presented and deceptively spacious detached property, ideally located for access to Blackrod County Primary school, motorway and rail links. The property offers excellent accommodation with the potential for expansion should the need arise. Inside the property comprises :- Porch, entrance hall, through lounge diner (was two reception rooms originally) kitchen and downstairs w.c. To the first floor there are three generous bedrooms and shower room re fitted with a modern three piece white suite, Outside there are gardens to the front and rear along with an extensive driveway leading to a detached garage. The property benefits from gas central heating and double glazing throughout and is available with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Porch
Double door, door to:

Entrance Hall
Hardwood frosted sealed unit double glazed leaded window to side, double radiator, carpeted stairs to first floor landing, door to:

Storage Cupboard
Built in storage cupboard, circular hardwood sealed unit double glazed window to front,

Lounge/Diner
25'0" x 12'11" (7.63m x 3.94m)
Hardwood double glazed leaded window to front, hardwood double glazed leaded window to side, hardwood double glazed leaded window to rear, coal effect gas fire with marble effect surround, two double radiators, coving to ceiling.

Kitchen
17'5" x 8'11" (5.32m x 2.73m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, gas points for cooker, two aluminium double glazed leaded windows to side, hardwood sealed unit double glazed leaded window to side, double radiator, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Cupboard
built-in under-stairs storage cupboard. with hardwood frosted double glazed leaded window to side,

Cloakroom w.c.
UPVC frosted double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, ceramic tiled flooring.

Landing
Hardwood frosted sealed unit double glazed leaded window to side, door to:

Bedroom 1
12'10" x 12'11" (3.91m x 3.94m)
Hardwood sealed unit double glazed leaded window to rear, double radiator.

Bedroom 2
12'2" x 12'2" (3.71m x 3.72m)
Sealed unit double glazed leaded window to front, radiator.

Bedroom 3
7'5" x 7'7" (2.26m x 2.32m)
Hardwood sealed unit double glazed leaded window to front, radiator.

Shower Room
Fitted with three piece suite comprising tiled shower enclosure with power shower over, wall mounted wash hand basin in vanity unit with cupboards under, drawers and mixer tap, low-level WC and full height ceramic to dado rail to all walls, extractor fan, hardwood frosted sealed unit double glazed leaded window to rear, radiator.

Outside
Front garden, enclosed by brick wall and timber fencing to front and sides, tarmac driveway to the front and side leading to garage and with car parking space for three four cars with lawned area and mature ornamental flower and shrub borders.
Rear garden, enclosed by fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, paved pathway, timber garden shed, outside water tap, detached single garage with power and light.