REDMAN CASEY ESTATE AGENTS

12 Chilgrove Avenue, Blackrod, Bolton, BL6 5TR

Offers In The Region Of £120,000

Superbly presented and improved 1 bedroom quarter house. The property benefits from gas central heating and double glazing and has a porch, conservatory, lounge diner and kitchen, one bedroom and shower room, enclosed gardens and driveway parking for 2 cars. Situated on this highly sought after residential estate offering excellent access to local amenities, shops, and transport links for road and rail. The property would make an ideal first purchase or down size or a great rental property. Viewing is essential to appreciate all that is on offer.

- Superbly Presented Quarter House
- Spacious Lounge Diner
- Conservatory
- Private Gardens
- Driveway Parking for 2 Cars
- Gas Central Heated and Double Glazed
- EPC Rating C
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Unusual and deceptively spacious 1 bedroom quarter house set in its own private gardens with driveway parking for 2 cars, the property has been improved and maintained by the current owner to a high standard and comprises : Porch, spacious conservatory, lounge diner, fitted kitchen. To the first floor there is a double bedroom with fitted wardrobes and shower room fitted with white three piece suite. Outside there is a garden area with gravelled patio and timber decking. lawned area and double length driveway. The property is warmed by a gas combination boiler and has uPVC double glazing throughout, the roof has been re-felted and slated and the property is sold with no chain and vacant possession. Viewing is highly recommended.

Porch
Window to side, window to rear, window to front, laminate flooring, patio door to:

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, two windows to side, window to front, window to rear, double radiator, door to:

Lounge 13'1" x 15'9" (4.00m x 4.80m)
UPVC double glazed window to side, two radiators, stairs, open plan to:

Kitchen 6'0" x 6'5" (1.84m x 1.96m)
Fitted with a matching range of base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, gas point for cooker with pull out extractor hood over, uPVC double glazed window to front, vinyl flooring.

Landing
Door to:

Bedroom 1 13'1" x 8'4" (4.00m x 2.55m)
UPVC double glazed window to side, uPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, built-in over-stairs storage cupboard with shelving, built-in boiler cupboard, housing wall mounted gas combination boiler serving domestic hot water, open plan, door to:

Shower Room
Fitted with three piece modern white suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and extractor fan ceramic tiling to two walls, uPVC frosted double glazed window to front, radiator.

Outside

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Front and side garden, paved driveway to the side with car parking space for two cars, paved pathway leading to front entrance door, enclosed by dwarf, timber fencing and mature conifer hedge to sides with lawned area and mature flower and shrub borders. Enclosed by timber fencing and mature hedge to rear and sides with gravelled area, paved sun patio timber, decking and area, timber garden shed with power connected.

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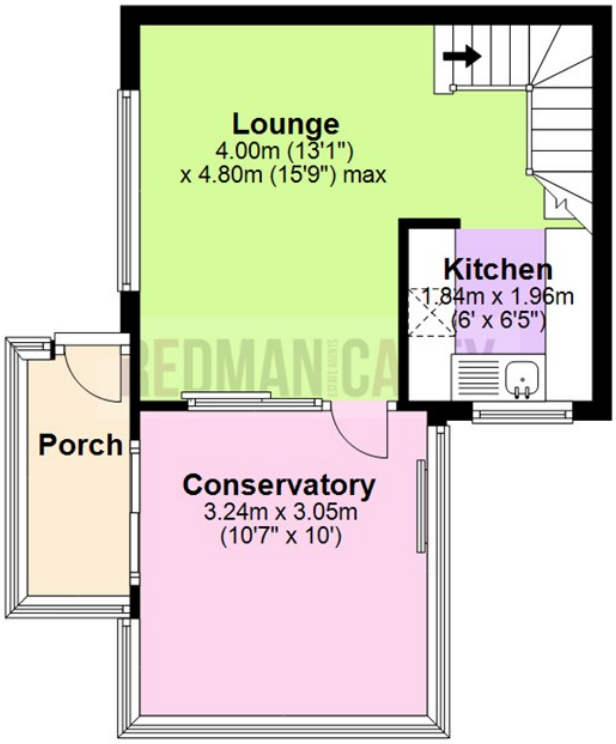
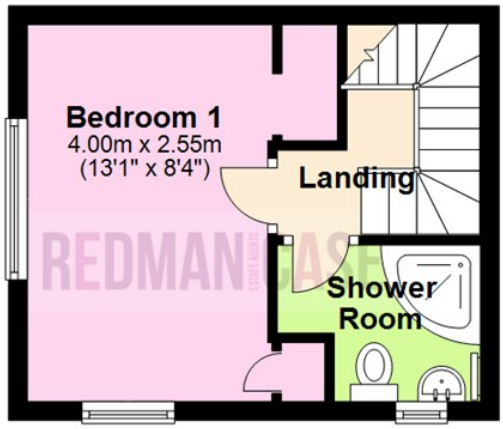
Ground Floor
Approx. 32.4 sq. metres (348.3 sq. feet)

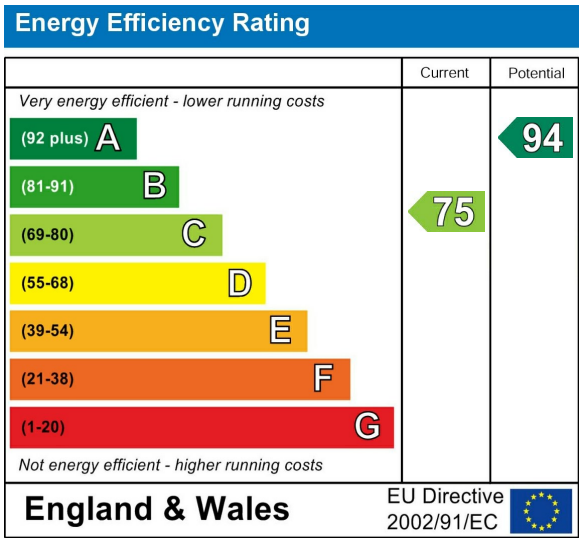


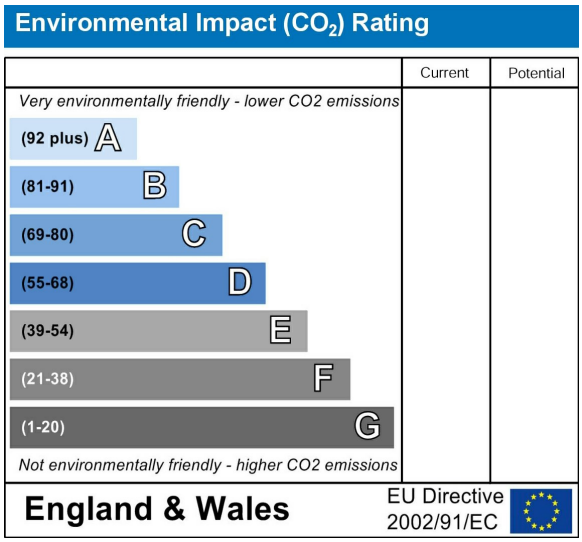
First Floor
Approx. 17.2 sq. metres (184.6 sq. feet)



Total area: approx. 49.5 sq. metres (533.0 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.





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