REDMAN CASEY ESTATE AGENTS

2 Scot Lane, Blackrod, Bolton, BL6 5SA

Offers Around £295,000

Thee bedroom semi detached property in excellent condition. This spacious modern three bedroom home is located in a very sought after location. Close to good road and rail links making commute to both Manchester and Preston easy close to both Rivington and Haigh Hall and all local amenities. This home benefits from large driveway two garages, gardens front and rear, utility room, conservatory, solar panels. Viewing is highly recommended to appreciate all that this home offers.

- Semi Detached
- Excellent Condition Double Garage
- Conservatory
- Utility Room
- EPC Rating D
- Three Bedroom
- Off Road Parking For Four Vehicles
- Gardens Front And Rear
- Two Bathrooms
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom semi detached property in excellent condition located in a popular residential and sought after location. Close to local shops, amenities and great road and rail links making commute to Manchester or Preston convenient close to Rivington and Haigh Hall. The property comprises:- Entrance hall, bathroom, lounge, dining area, kitchen, utility room, conservatory. To the first floor there are three bedrooms and a bathroom. To the outside there are gardens font and rear with large driveway and two garages. This property benefits from double glazing, gas central heating, driveway for four vehicles garages, mature gardens and patio seating area. Viewing is essential to appreciate the location, condition and all that this property has to offer.

Entrance Hall 7'4" x 6'0" (2.24m x 1.84m)
Two uPVC opaque double glazed windows to front, column radiator, stairs, uPVC double glazed opaque entrance door to front, :

Storage

Bathroom 7'10" x 5'5" (2.38m x 1.64m)
Three piece suite with comprising, deep panelled bath with Edwardian mixer tap, vanity wash hand basin with under, drawers and mixer tap and close coupled WC, full height ceramic to one wall, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring.

Lounge/Dining Room 15'2" x 7'9" (4.63m x 2.37m)
UPVC double glazed window to front, two double radiators, open plan, uPVC double glazed sliding entrance door to rear,:

Kitchen 13'11" x 9'2" (4.24m x 2.80m)
Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink with single drainer, mixer tap and ceramic tiled splashbacks, built-in fridge/freezer and dishwasher, eye level electric fan assisted double oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear, :

Utility Room 10'0" x 5'8" (3.04m x 1.72m)
Fitted cupboards with round edged worktops, polycarbonate sink unit with single drainer and mixer tap, plumbing for automatic washing machine, vent for tumble dryer, uPVC opaque double glazed window to side, uPVC opaque double glazed window to front, uPVC double glazed entrance door to rear, uPVC double glazed opaque entrance door to front,:

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Conservatory 11'6" x 12'11" (3.51m x 3.93m)
Two uPVC double glazed windows to side, uPVC double glazed window to rear, window to side, ceramic tiled flooring, TV point, uPVC double glazed entrance double door to side,

Garage 9'3" x 17'7" (2.82m x 5.37m)
Metal up and over door. power and lighting.

Garage/Workshop 8'5" x 17'7" (2.56m x 5.37m)
Metal up and over door, power and lighting.

Landing 15'1" x 7'5" (4.60m x 2.26m)
UPVC double glazed window to side,

Bedroom 1 12'4" x 14'2" (3.75m x 4.32m)
UPVC double glazed window to front, range of fitted bedroom furniture,, radiator, two double doors, :

Bathroom 3'4" x 6'9" (1.01m x 2.06m)
Three piece suite with comprising, wash hand basin, double shower cubicle with glass screen and low-level WC, full height ceramic tiling to all walls, ceramic tiled flooring.

Bedroom 2 12'1" x 9'9" (3.68m x 2.98m)
UPVC double glazed window to rear, radiator.

Bedroom 3 12'1" x 7'6" (3.68m x 2.29m)
UPVC double glazed window to rear, radiator.

Outside Front
Lawn with flower beds pat to front door and driveway.

Outside Side
Driveway leading to garages and side entrance door.

Outside Rear
Enclosed rear garden with patio seating area and garden area with mature planting.

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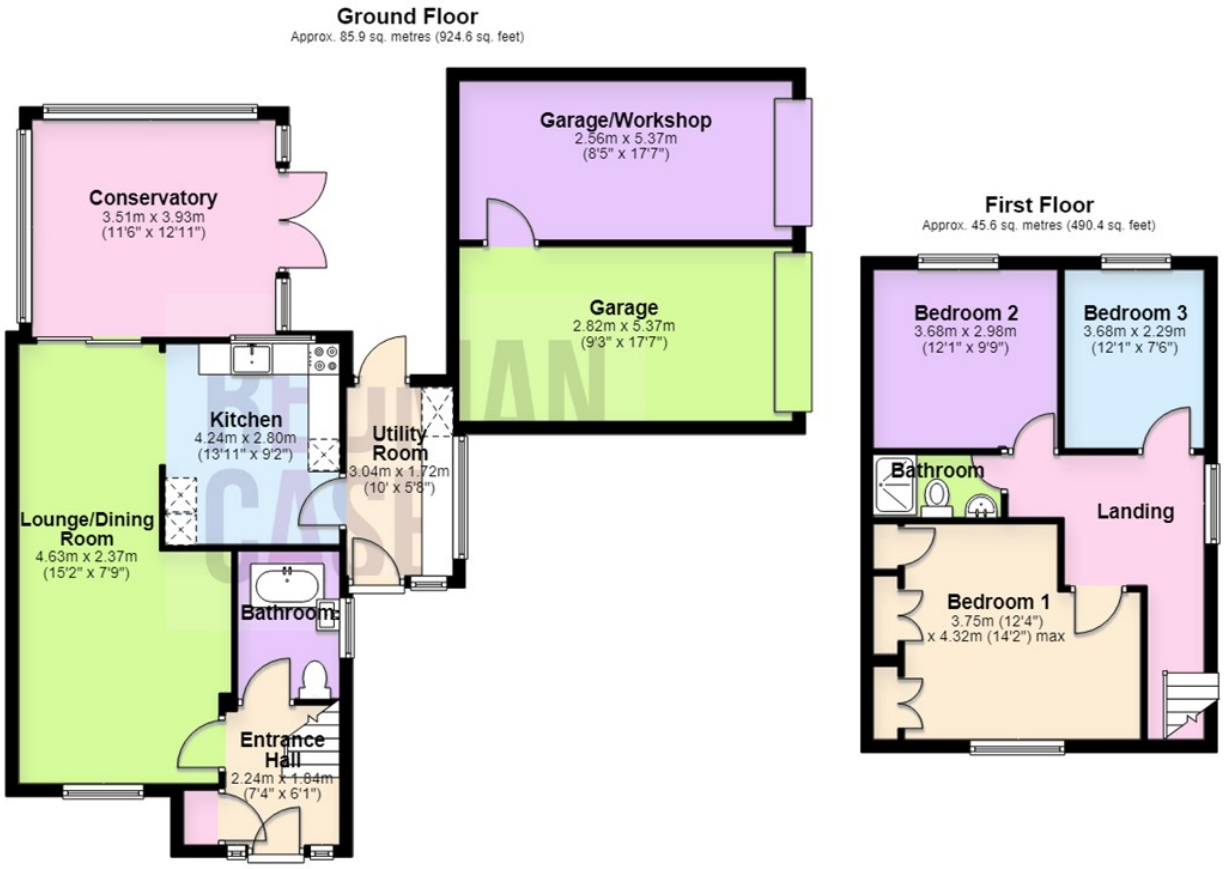
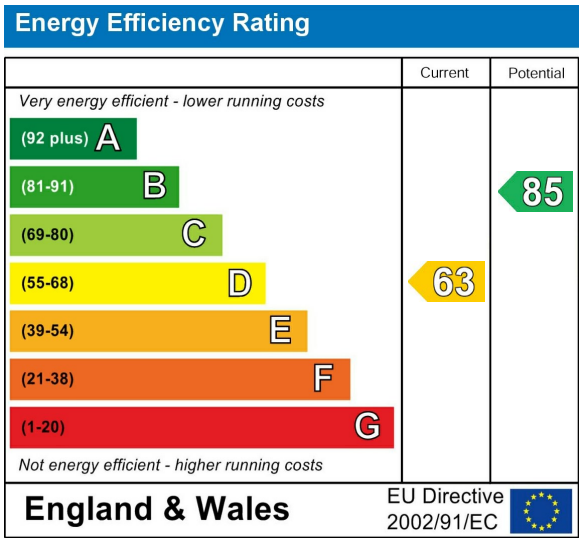
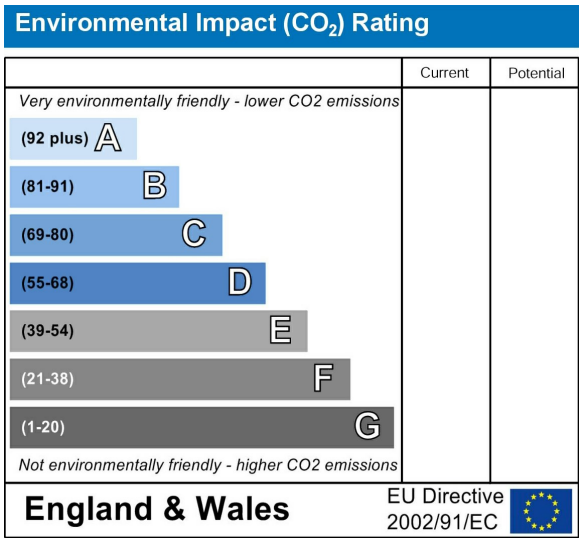


Total area: approx. 131.5 sq. metres (1415.0 sq. feet)





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