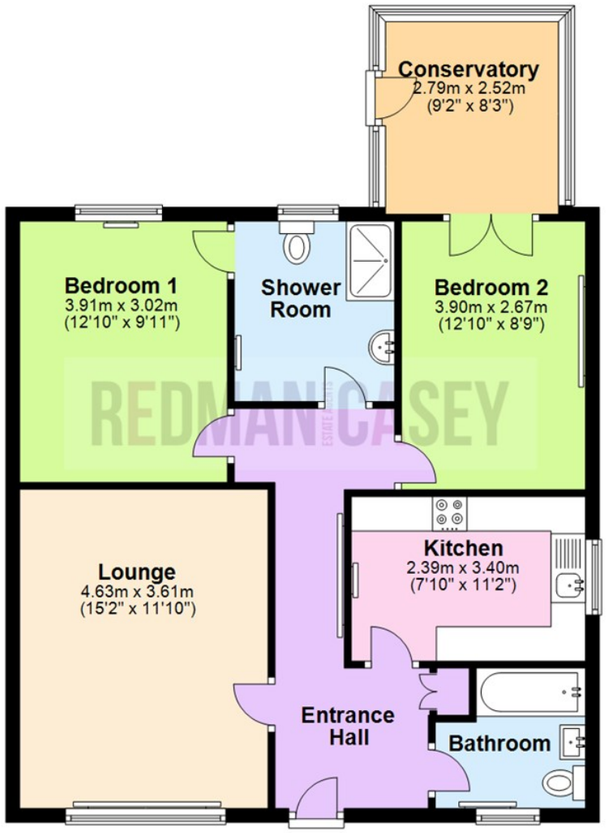
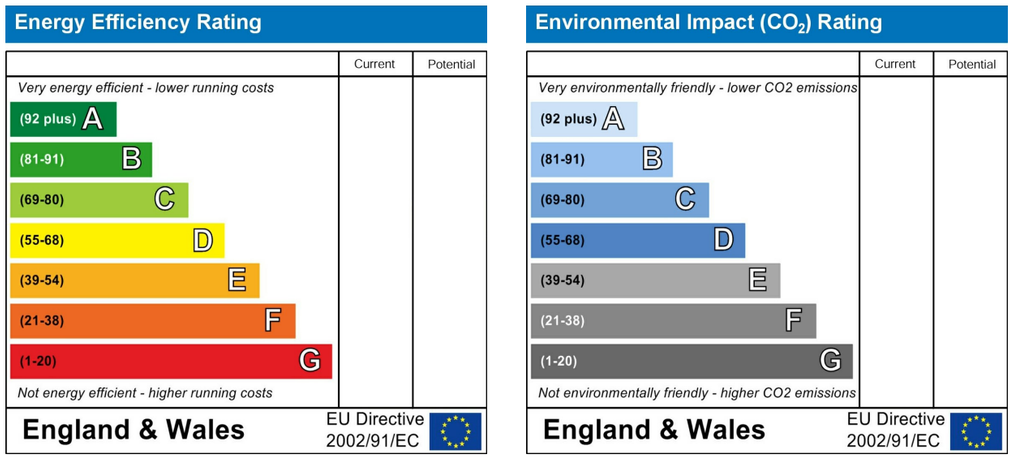
Ground Floor

Approx. 77.8 sq. metres (836.9 sq. feet)



Total area: approx. 77.8 sq. metres (836.9 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.



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

REDMAN CASEY ESTATE AGENTS

11 Ainse Road, Blackrod, Bolton, Lancashire, BL6 5HB

Deceptively spacious and adapted semi detached true bungalow, formerly a three bedroom the property has been altered by the previous owners to suit there requirements, Bedroom 3 has been made into a shower room accessed from bedroom 1 and the hallway and bedroom 2 was made into a second lounge with a conservatory off. The bungalow offers potential for someone to put their own mark on to it with flexible accommodation.

Offers In The Region Of £265,000

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Located on this highly popular estate ideally positioned fro access to shops, schools and countryside this semi detached true bungalow offers excellent and flexible accommodation which has been adjusted to suit the previous owner. At present the property comprises :- Hallway. bathroom, kitchen, lounge. bedroom one which accesses into a shower room(previously bedroom) bedroom 2 which accesses into a rear conservatory. Outside there are well stocked gardens with crazy paved area to the front and generous lawned gardens with patio, greenhouse, shed and garage to the rear. Sold with no chain and vacant possession viewing is essential to appreciate the potential on offer.

Entrance Hall
Built-in storage cupboard, radiator, double door, hardwood entrance door, door to:

Bathroom
Fitted with three piece suite comprising deep panelled bath with electric shower over and folding screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, hardwood frosted double glazed window to front, radiator.

Kitchen
7'10" x 11'2" (2.39m x 3.40m)
Fitted with a matching range of oak fronted base and eye level cupboards with drawers, cornice trims and complementary worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, hardwood double glazed window to side, radiator, laminate flooring.

Lounge
15'2" x 11'10" (4.63m x 3.61m)
Hardwood double glazed leaded window to front, radiator.

Bedroom 1
12'10" x 9'11" (3.91m x 3.02m)
Hardwood double glazed leaded window to rear, radiator, door to:

Shower Room
Fitted with three piece suite comprising tiled double shower enclosure, pedestal wash hand basin, low-level WC and ceramic tiling to all walls, extractor fan, hardwood frosted double glazed window to rear, radiator, door to hallway:

Bedroom 2
12'10" x 8'9" (3.90m x 2.67m)
Radiator, double door to Conservatory.

Conservatory
Hardwood and double glazed construction with polycarbonate roof, ceiling fan and lights connected, window to rear, three windows to side, door.

Outside
Front garden with paved pathway leading to front entrance door and mature flower and shrub borders, tarmac driveway to the side leading to garage and with car parking space for three cars, enclosed by dwarf brick wall and timber fencing front and side, crazy paved hard standing.
Private rear garden, enclosed by brick wall, timber fencing and mature hedge to rear and sides with lawned area, paved pathway, aluminium greenhouse, timber garden shed, mature flower and shrub borders, paved sun patio, detcahed brick built single garage.

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