REDMAN CASEY ESTATE AGENTS

548 Manchester Road, Blackrod, Bolton, Lancashire, BL6 5SW

£165,000

Three bedroom mews property in a great residential location, close to local schools, shops, and local amenities with commanding views over Rivington Pike. Large garden to rear with off road parking to the front.

- Three Bedrooms
- Large Garden To Rear
- No Chain
- Off Road Parking
- Vacant Possession
- Double Glazing

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom mews style property, with views over Rivington Pike. Close to local schools, shops and all local amenities. This property comprises:- Entrance hall, lounge, kitchen diner, to the first floor there are three bedrooms bathroom and separate WC. To the out side there is a walled front garden with off road parking, and to the rear a fully enclosed rear garden that would allow for extending with the correct planning permission in place. Viewing is highly recommended.

Hall
Stairs, door to:

Lounge 14'7" x 12'3" (4.44m x 3.74m)
UPVC double glazed window to rear, log effect gas fire set in feature wooden surround, door to:

Kitchen/Diner 14'7" x 9'9" (4.44m x 2.96m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, composite sink unit with single drainer and ceramic tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, uPVC double glazed window to rear, uPVC double glazed frosted door to rear, door to Storage cupboard.

Storage cupboard.

Bedroom 1 10'2" x 13'3" (3.10m x 4.04m)

Bedroom 2 12'4" x 11'2" (3.75m x 3.41m)
UPVC double glazed window to rear.

Bedroom 3 8'3" x 8'5" (2.52m x 2.57m)
UPVC double glazed window to front, door to:

WC
UPVC frosted double glazed window to front, low-level WC.

Bathroom
With two piece suite comprising deep panelled bath and wash hand basin, tiled surround and with shower over, uPVC frosted double glazed window to front.

Landing
UPVC double glazed window to front, electric storage heater, door to Storage cupboard, door to:

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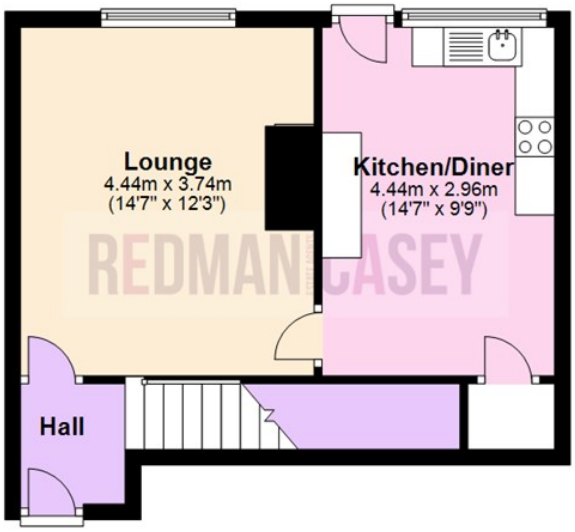
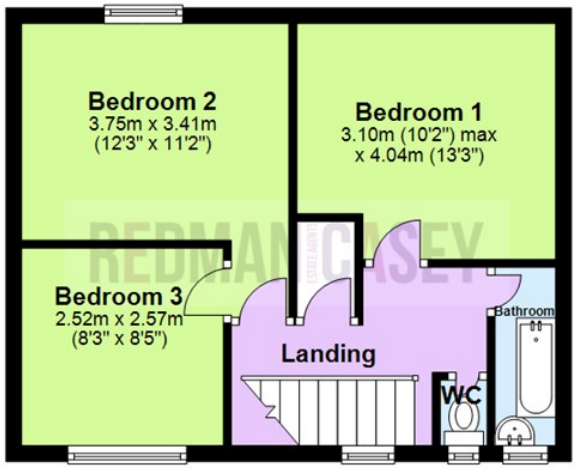
Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



First Floor

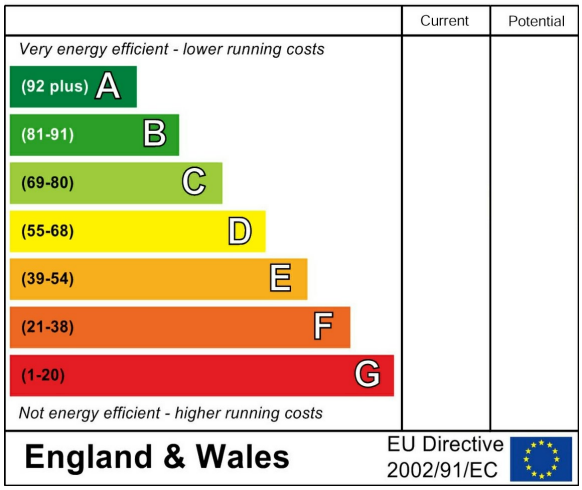
Approx. 39.0 sq. metres (419.6 sq. feet)



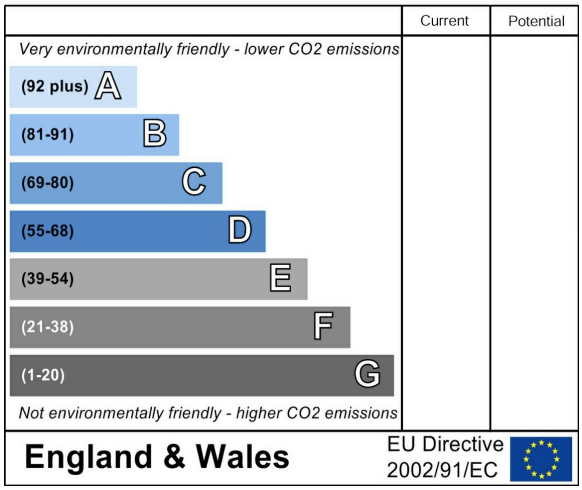
Total area: approx. 76.5 sq. metres (823.7 sq. feet)

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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