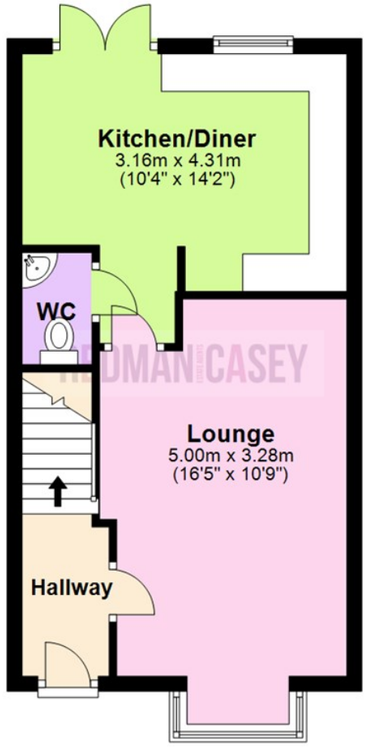
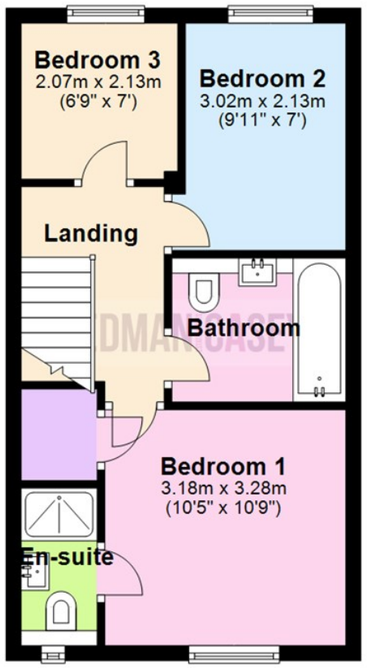
Ground Floor
Approx. 35.3 sq. metres (380.4 sq. feet)

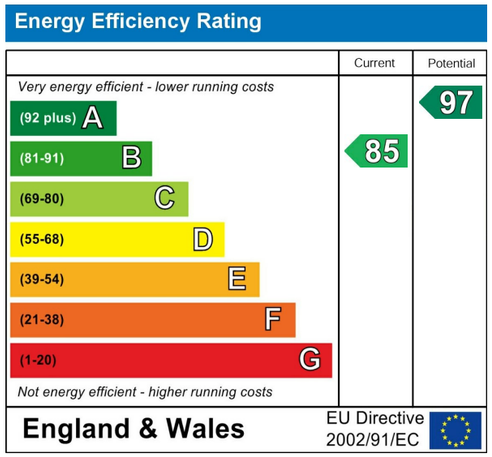


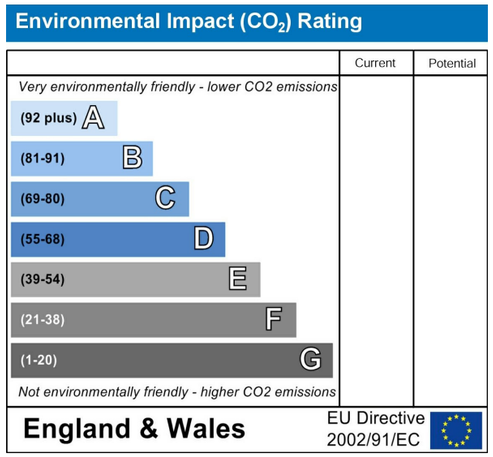
First Floor
Approx. 36.1 sq. metres (388.5 sq. feet)



Total area: approx. 71.4 sq. metres (769.0 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.





REDMAN CASEY ESTATE AGENTS

52 Inveraray Avenue, Blackrod, Bolton, BL6 5UQ

Superbly presented and decorated three bedroom Mews property located on the edge of Blackrod village offering excellent access to local amenities and countryside. The property offers modern accommodation with en suite to master bedroom, spacious living room fitted dining kitchen, parking for two cars and landscaped rear garden. Viewing is essential to appreciate all that is on offer. Please note the property is sold on the low cost housing scheme to make property affordable to more people. This means this cannot be bought as an investment or buy to let.

Fixed Asking Price £180,000

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

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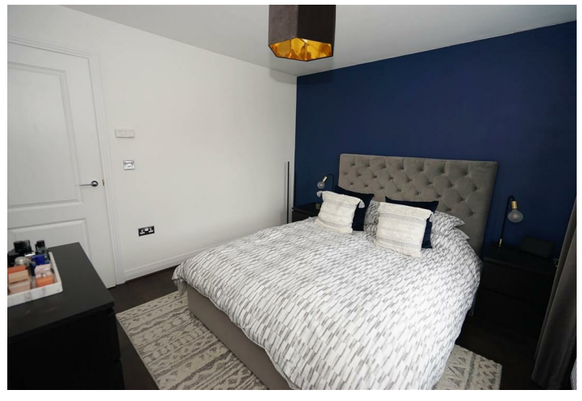

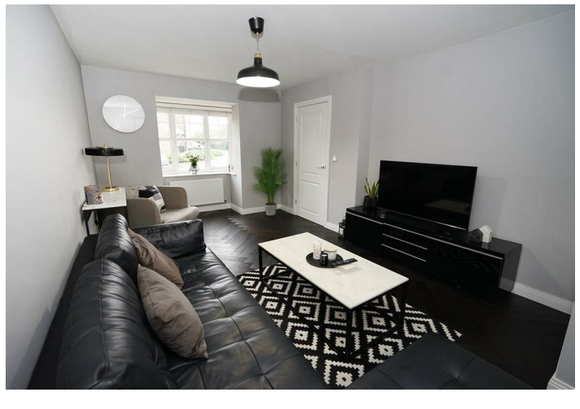
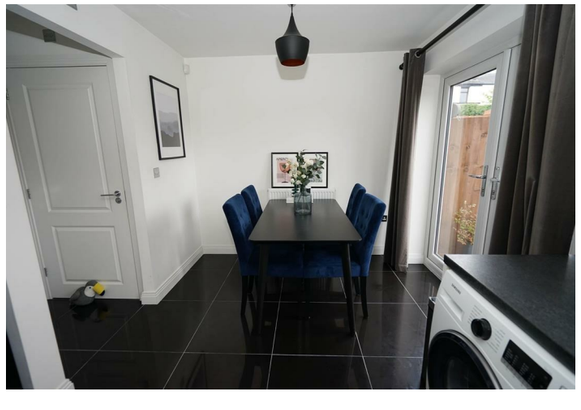
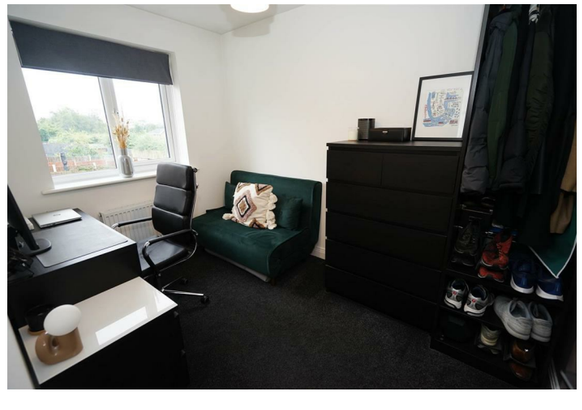
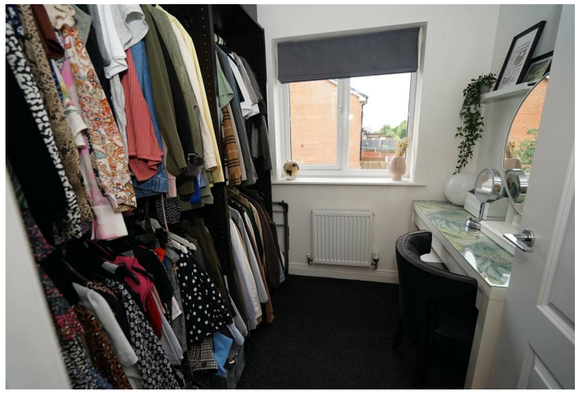

Located on this highly sought after development within easy access of many countryside walks local shops and schools.
The property is sold as an affordable home which means that the value paid is 80% of the total value this is only available to owner occupiers, no investors or buy to let. This property must always be sold with a 20% discount of market value*****
The accommodation is modern and spacious and comprises :- Entrance hall, lounge, hallway, wc. fitted dining kitchen with built in and integrated appliances. To the first floor there are three bedrooms, the master having a en suite shower room. The family bathroom is fitted with a superb white suite. Outside there are two parking spaces to the front and to the rear is a private landscaped garden with artificial lawned area with large paved patio. Viewing is essential to appreciate all that is on offer.

Hallway
Radiator, Tuscan parquet engineered wooden flooring, carpeted stairs to first floor landing, double glazed entrance door, door to:

Lounge
16'5" x 10'9" (5.00m x 3.28m)
UPVC double glazed box window to front, radiator, Tuscan parquet engineered wooden flooring, door to:

Kitchen/Diner
10'4" x 14'2" (3.16m x 4.31m)
Fitted with a matching range of modern white base and eye level units with drawers and contrasting wood round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination 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, uPVC double glazed window to rear, radiator, tiled flooring, uPVC double glazed french doors to garden, door to:

WC
Fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator, tiled flooring.

Landing
Door to:

Bedroom 1
10'5" x 10'9" (3.18m x 3.28m)
UPVC double glazed window to front, radiator, laminate flooring, door to built-in over-stairs storage cupboard, door to:

En-suite
Fitted with three piece modern white suite comprising wall mounted wash hand basin with mixer tap and tiled shower enclosure, WC with hidden cistern,

half height ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, tiled flooring.

Bedroom 2
9'11" x 7'0" (3.02m x 2.13m)
UPVC double glazed window to rear, radiator.

Bedroom 3
6'9" x 7'0" (2.07m x 2.13m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with mixer tap and wall mounted wash hand basin with mixer tap, half height ceramic tiling to three walls, heated towel rail, extractor fan, tiled flooring, ceiling with recessed spotlights.

Outside
Front garden, with grassed area, shrub borders, double width tarmac driveway to the front with car parking space for two cars, paved pathway leading to front entrance.
Rear, superb low maintenance landscaped garden, enclosed by timber fencing to rear and sides, large paved sun patio with matching paved pathway, artificial lawned area, rear gated access.