REDMAN CASEY ESTATE AGENTS

25 The Cheethams, Blackrod, Bolton, BL6 5RR

£250,000

Three bedroom semi detached property located in the very popular residential location of Blackrod. Sitting at the head of a cul-de-sac with large drive and gardens to front and rear, benefitting from gas central heating, double glazing, garage patio seating area and private rear garden. Sold with vacant possession and no forward chain, this property is recommended for viewing to appreciate the position and all that is on offer.

- Semi Detached
- Garage Plus Off Road Parking
- No Chain
- Double Glazed
- Awaiting EPC
- Three Bedroom
- Vacant Possession
- Gardens front And Rear
- Gas Central Heating
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom semi detached property situated at the head of a cul-de-sac in a very popular residential location close to local schools, shops, amenities and road and rail links for easy commute. the property comprises:- Entrance hall, lounge, dinning room, kitchen, porch. To the first floor there are three bedrooms and a family bathroom. To the outside there is a large drive way leading to a single garage and front lawned area. Enclosed rear garden with patio seating area. Other benefits are gas central heating, double glazing, vacant possession and no onward chain. This is one property that is a must to view to appreciate all that is on offer.

Hallway
Two uPVC obscure double glazed windows to front, double radiator, stairs, :

Lounge 14'4" x 10'4" (4.37m x 3.16m)
Two windows to side, uPVC double glazed window to front, wall mounted electric fire, radiator, open plan to:

Dining Room 10'4" x 8'4" (3.16m x 2.54m)
Radiator, uPVC double glazed entrance double door to rear:

Kitchen 10'4" x 7'10" (3.16m x 2.40m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, 1+1/2 bowl polycarbonate sink with single drainer, stainless steel mixer tap and acrylic tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, four ring electric hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed entrance door to rear, :

Garage
Brick built single garage, metal up and over door, fluorescent strip lighting.

Porch
Two uPVC double glazed windows to side, two uPVC double glazed windows to rear, uPVC double glazed entrance door to rear.

Bedroom 1 13'3" x 10'1" (4.05m x 3.07m)
UPVC double glazed window to front, radiator,:

Bedroom 2 12'5" x 10'0" (3.78m x 3.05m)
UPVC double glazed window to rear, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with part mirrored door, hanging rail, shelving, overhead storage, cupboard and drawers, radiator, two double doors,:

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Bedroom 3 10'3" x 7'1" (3.12m x 2.17m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

Bathroom
UPVC frosted double glazed window to rear, heated towel rail.

Landing
UPVC double glazed window to side, door to:

Outside Front
Driveway leading to garage, lawn with mature planting.

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

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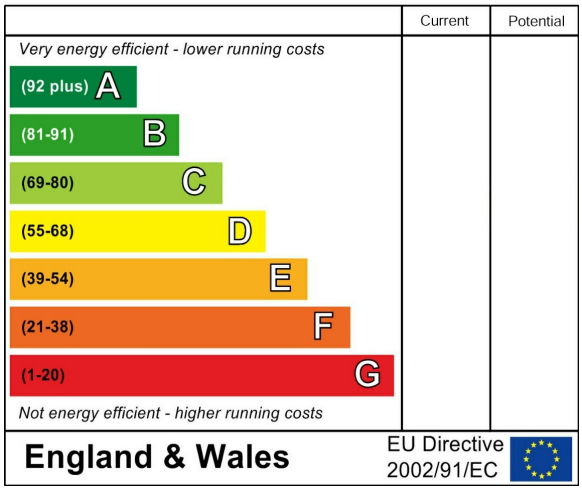
Ground Floor
Approx. 56.6 sq. metres (609.3 sq. feet)

First Floor
Approx. 39.8 sq. metres (428.6 sq. feet)

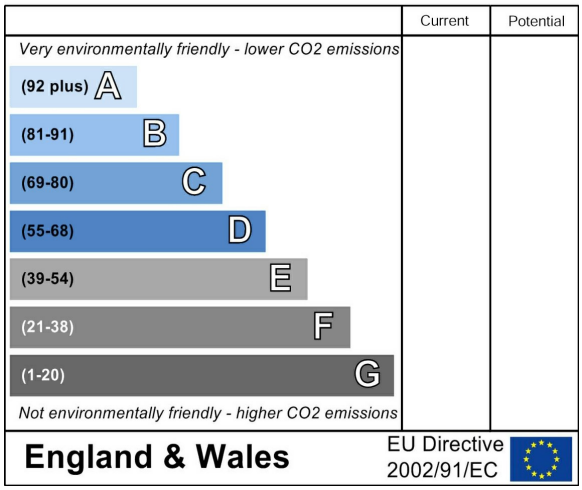
Total area: approx. 96.4 sq. metres (1037.9 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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