REDMAN CASEY ESTATE AGENTS

37 Eskdale Avenue, Blackrod, Bolton, BL6 5SE

Offers In The Region Of £225,000

REDUCED Deceptively spacious 3 bedroom semi detached dormer property, located in this ever popular area of Blackrod, the property is ideally located for access to sought after local schools, shops and transport links for M61 and rail links for Blackrod and Horwich Parkway. Offering excellent accommodation the property does require some cosmetic updating but provides fantastic family accommodation with 2 reception room, kitchen 3 generous bedrooms and bathroom plus generous plot with easily maintained gardens and detached garage. Sold with no chain and vacant possession, viewing is essential.

- Deceptively Spacious
- Three Bedrooms
- Sold With No Chain
- EPC Rating D
- Two Reception Rooms
- Generous Gardens With Artificial Grass
- Viewing Essential
- Council Tax Band C

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

REDUCED Situated in a small cul de sac location, in this ever popular residential area of Blackrod, we are delighted to bring to the market this deceptively spacious 3 bedroom semi detached dormer property. Offering excellent accommodation the property comprises : Entrance hall, lounge, dining room and kitchen, to the first floor there are three generous bedrooms and bathroom fitted with a three piece suite. Outside there are open plan gardens to the front with artificial grass and extensive driveway offering parkin for 3 cars leading to a detached single garage and rear garden, the rear offers a large paved patio and artificial grassed area. The property is ideally located for access to local amenities, sought after schools and transport links for road and rail and is sold with no chain and vacant possession.

Entrance Hall
Frosted double glazed leaded window to front, built-in under-stairs storage cupboard, radiator, stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 14'2" x 10'8" (4.33m x 3.24m)
UPVC double glazed window to front, fitted gas fire set in brick built surround, double radiator, open plan, door to:

Dining Room 10'4" x 8'5" (3.14m x 2.56m)
Double radiator, serving hatch from Kitchen, uPVC double glazed patio door to garden, door to:

Kitchen 10'4" x 7'11" (3.14m x 2.42m)
Fitted with a matching range of base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge, electric point for cooker with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to rear, double radiator, timber panelled ceiling with recessed spotlights, uPVC double glazed door to garden.

Landing
Double glazed window to side, ceiling, access to loft space, door to:

Bedroom 1 13'6" x 8'11" (4.11m x 2.72m)
UPVC double glazed window to front, radiator.

Bedroom 2 12'2" x 10'0" (3.71m x 3.05m)
UPVC double glazed window to rear, bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, matching bedside cabinets and drawers, radiator.

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

Bedroom 3 10'6" x 7'8" (3.20m x 2.34m)
UPVC double glazed window to front, built-in over-stairs airing cupboard housing, hot water cylinder, radiator, door to:

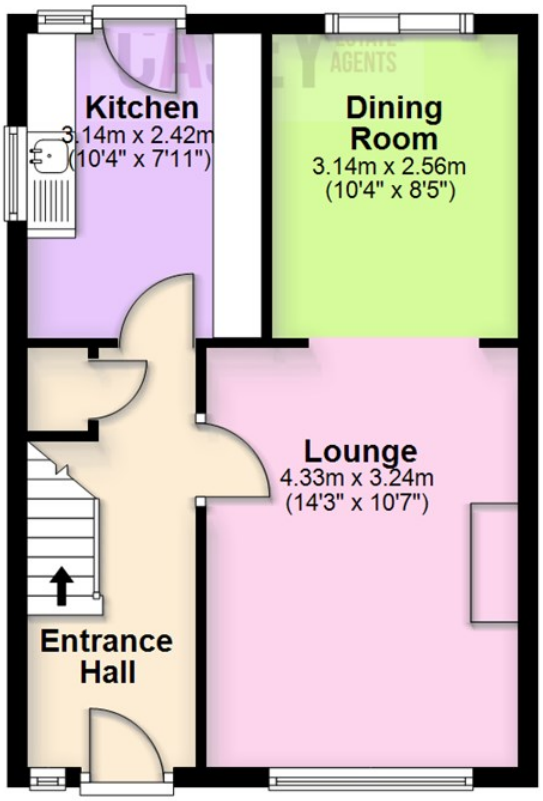
Bathroom
Fitted with three piece cream shell style suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, ceramic tiling to two walls, uPVC frosted double glazed window to rear, radiator.

Outside
Open plan front garden, extensive paved driveway to the front and side leading to garage and with parking space for three cars with lawned area.
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with artificial lawned area and gravelled borders, detached concrete sectional garage with side door, power and light connected, remote up and over door.

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

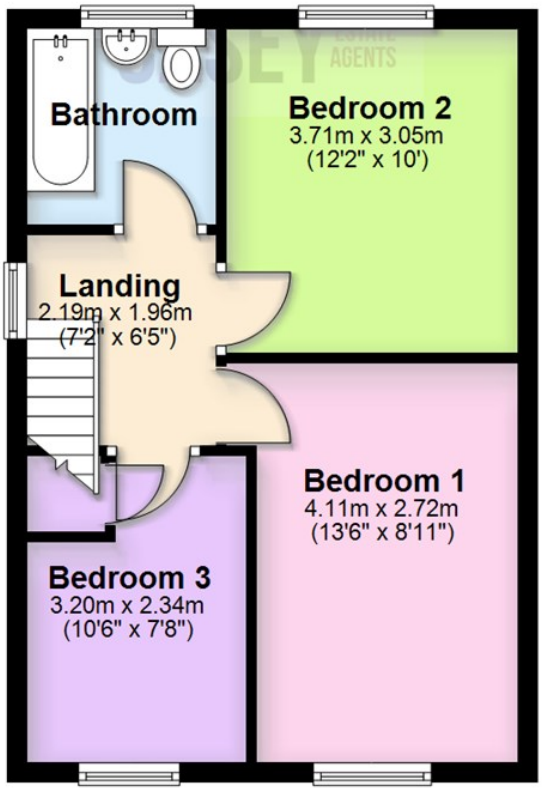
Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



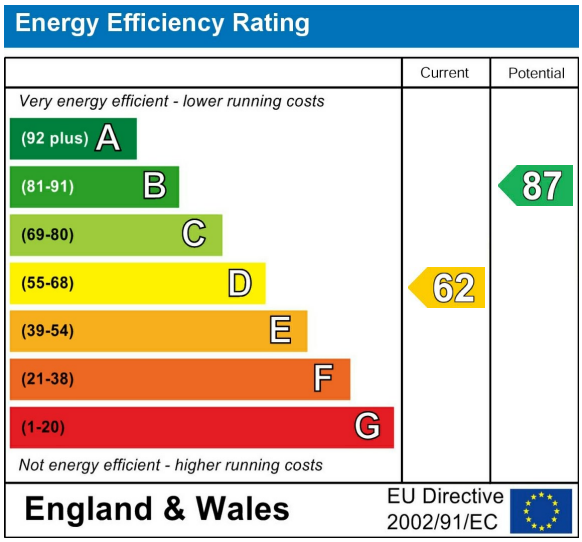
First Floor

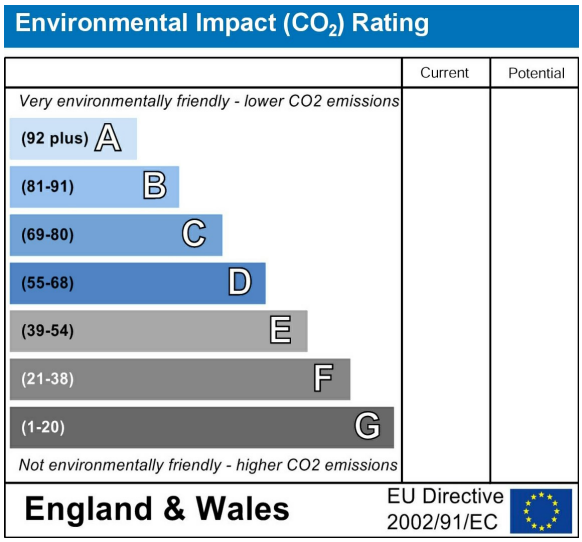
Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 78.4 sq. metres (843.4 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