REDMAN CASEY ESTATE AGENTS

# 2 Thirlmere Road, Blackrod, Bolton, BL6 5EB

## £249,995

Well presented and extended three bedroom semi detached property located on this ever popular residential estate. Offering excellent accommodation with large open plan lounge diner, fitted extended kitchen diner and integral garage. Three bedrooms and bathroom fitted with a modern white three piece suite. Generous rear garden and double width parking to the front. Viewing highly recommended.

- Extended Semi Detached Home
- Extended Kitchen Diner
- Generous Gardens and Parking
- Council Tax Band C
- Large Open Plan Lounge Diner
- Three Bedrooms
- EPC Rating D
- Viewing Essential

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

Ideally located for access to sought after local schools, shops and transport links for both road and rail. The property offers excellent accommodation which has been well maintained and improved to provide an superb family home. The property comprises : Porch, entrance hall, open plan lounge diner, fitted kitchen with a range of contrasting base and wall units extended behind the garage to create a further dining area. To the first floor there are three bedrooms and bathroom fitted with a modern white three piece suite with 'P shaped' bath. Outside there is an extensive double width block paved driveway to the front leading to the integral garage. to the rear there is a generous plot with large porcelain tiled patio area, composite timber decking and lawned garden. Viewing is essential to appreciate all that is on offer.

**Porch**
Two uPVC double glazed windows to front, window to rear, laminate flooring, door to:

**Entrance Hall**
Built-in under-stairs storage cupboard, radiator, laminate flooring, dado rail, carpeted stairs to first floor landing, door to:

**Lounge 13'0" x 11'2" (3.95m x 3.40m)**
UPVC double glazed box window to front, coal effect fire fireplace set in surround, radiator, two wall lights, open plan to:

**Dining Area 9'10" x 8'11" (3.00m x 2.72m)**
UPVC double glazed window to rear, radiator, wall light(s).

**Kitchen/Diner 9'10" x 16'11" (3.00m x 5.16m)**
Fitted with a matching range of base and eye level units with drawers, cornice trims and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, laminate flooring, uPVC double glazed 'French' double doors to garden, door to garage:

**Landing**
UPVC frosted double glazed window to side, access to loft, door to:

**Bedroom 1 10'10" x 11'3" (3.30m x 3.42m)**
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, radiator.

**Bedroom 2 10'0" x 9'0" (3.05m x 2.74m)**
UPVC double glazed window to rear, 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 7'1" x 8'0" (2.16m x 2.44m)**
UPVC double glazed window to rear, radiator.

**Bathroom**
Fitted with three piece modern white suite comprising deep panelled bath with shower over and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, vinyl flooring.

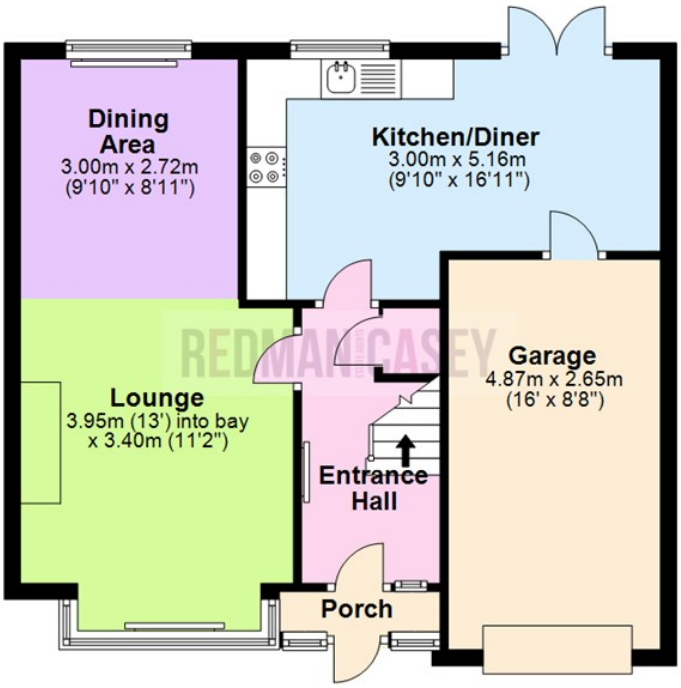
**Outside**
Front garden, double width block paved driveway to the front leading to garage and with car parking space for two cars, three, enclosed by dwarf brick wall and timber fencing to front and sides with gravelled area and mature flower and shrub borders.
Rear garden, large porcelain tiled sun patio composite timber decking area, lawned area, timber garden shed. The garden has a side gate access and is enclosed by timber fencing to rear and sides with

**Garage**
Integral brick built single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water plumbing for washing machine, 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

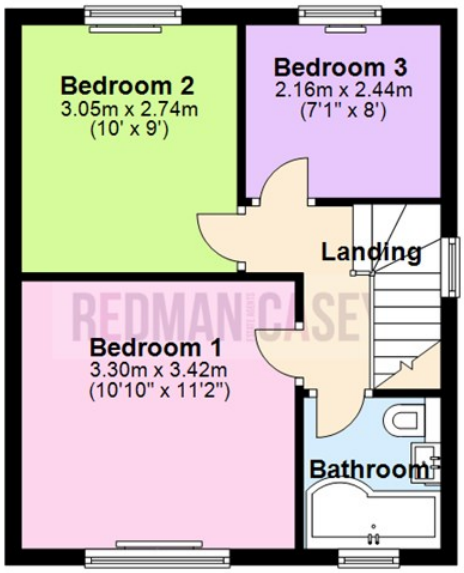
## Ground Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



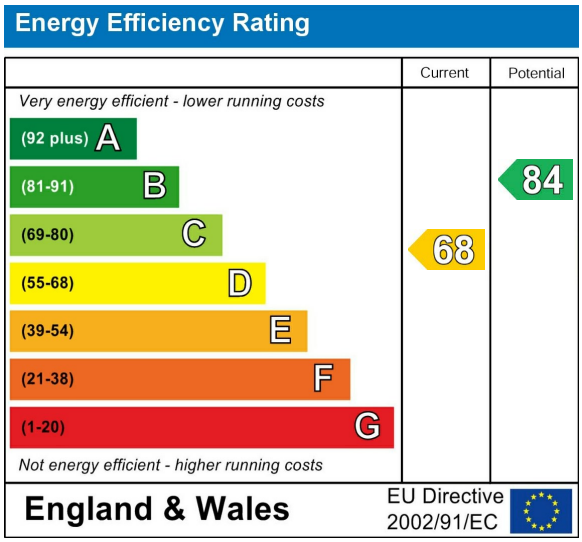

## First Floor

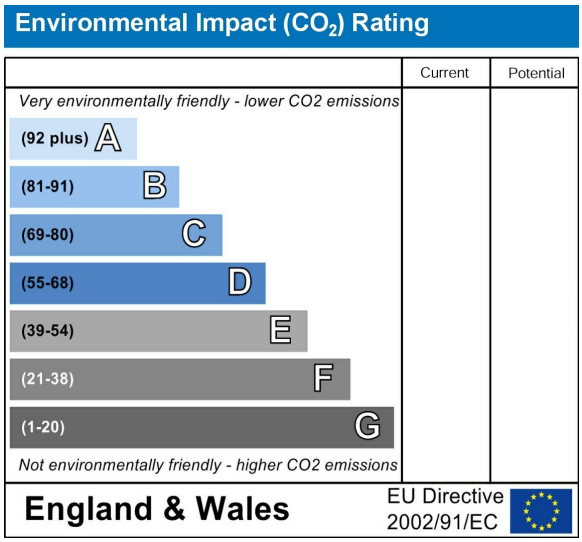
Approx. 34.1 sq. metres (366.9 sq. feet)




Total area: approx. 76.3 sq. metres (821.5 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