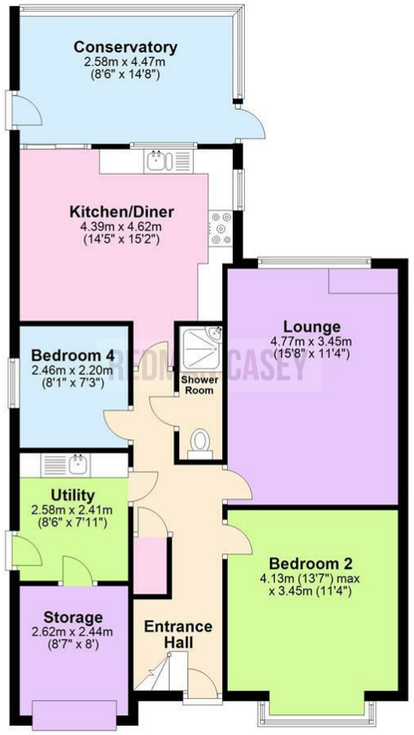
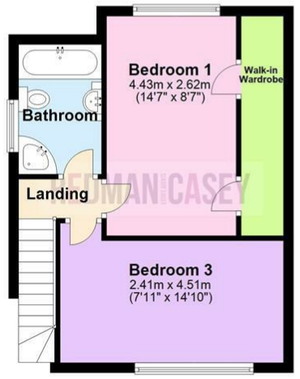
## Ground Floor

Approx. 91.5 sq. metres (984.6 sq. feet)



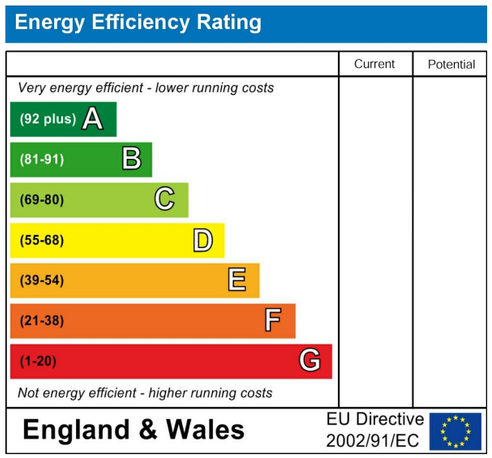

## First Floor

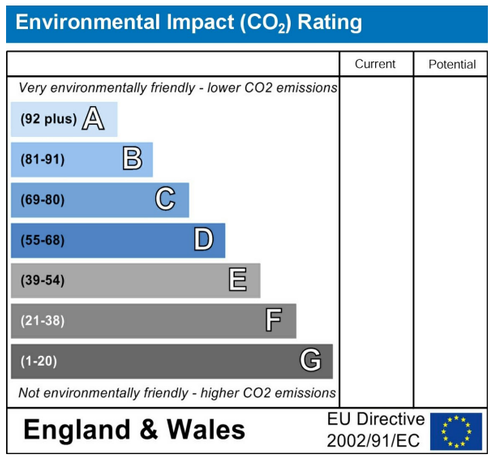
Approx. 32.6 sq. metres (351.4 sq. feet)




Total area: approx. 124.1 sq. metres (1336.0 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.




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

REDMAN CASEY ESTATE AGENTS

## 14 Castlecroft Avenue, Blackrod, Bolton, Greater Manchester, BL6 5BA

Superbly presented extended 4 bedroom semi detached property. Located on this highly sought after street offering unrivaled views across the West Pennine moorland and beyond. The property offers flexible accommodation with spacious reception rooms 2 excellent bedrooms , shower room and large kitchen diner leading to conservatory. utility and garage storage. Two further double bedrooms and bathroom with 4 piece suite to the first floor. Tiered well stocked gardens to the rear with pond and greenhouse, and double driveway parking to the front. Viewing is essential to appreciate all that is on offer.

**£325,000**

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

Situated on this highly popular residential street the property offers stunning views to the rear across the West Pennine moors and beyond. It is ideally located for access to local amenities, shops and sought after schools within close proximity along with transport links for both road and rail. The property has been improved and extended by the current owner to provide a fantastic sized and flexible home which comprises :- Hallway, lounge with views , dining kitchen fitted with a range of modern gloss units, conservatory with panoramic views, 2 bedrooms ( 1 double and 1 single) , shower room and utility leading to a storage garage. To the first floor there are two further double bedrooms ( the master with two walk in / built in wardrobes and superb views ) and a family bathroom fitted with a 4 piece modern suite. Outside to the front there is a double width block paved driveway with flower borders, to the rear there are extensive block paved patios over multi levels well stocked borders and beds, ornamental pond and greenhouse. Viewing is essential to appreciate the size and location of the property on offer.

**Entrance Hall**
Radiator, oak flooring, stairs, uPVC double glazed entrance door, door to built-in under-stairs storage cupboard.

**Bedroom 2**
13'7" x 11'4" (4.13m x 3.45m)
UPVC double glazed box window to front, radiator, laminate flooring, coving to ceiling.

**Lounge**
15'8" x 11'4" (4.77m x 3.45m)
UPVC double glazed window to rear with panoramic views of open countryside, living flame effect gas fire with marble surround, double radiator, coving to ceiling.

**Bedroom 4**
8'1" x 7'3" (2.46m x 2.20m)
UPVC frosted double glazed window to side, radiator, oak flooring.

**Shower Room**
Fitted with three piece suite comprising double shower enclosure with pvc wet wall pannelling, corner wall mounted wash hand basin with mixer tap, low-level WC and full height ceramic tiling to three walls, heated towel rail, extractor fan, oak flooring.

**Kitchen/Diner**
14'5" x 15'2" (4.39m x 4.62m)
Fitted with a matching range of modern white base and eye level units with drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer and slimline dishwasher, uPVC double glazed window to side, window to rear with panoramic views of open countryside, double radiator, tiled flooring, patio door to Conservatory, door to:

**Utility**
8'6" x 7'11" (2.58m x 2.41m)
Base units with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, washing machine, space for tumble dryer, vinyl tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, double glazed side door, door to storage garage:

**Conservatory**
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, window to rear, window to side, radiator, two doors.

**Landing**
Door to:

**Bedroom 1**
14'6" x 8'7" (4.43m x 2.62m)
UPVC double glazed window to rear with panoramic views of open countryside, radiator, door to:

**Walk-in Wardrobe**
double access walk in wardrobe fitted with hanging and shelving

**Bedroom 3**
7'11" x 14'10" (2.41m x 4.51m)
UPVC double glazed window to front, radiator, laminate flooring.

**Bathroom**
Fitted with four piece modern white suite comprising deep panelled bath with matching telephone style mixer tap, inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap, tiled shower enclosure with above and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, vinyl flooring.

**Outside**
Front garden, double width block paved driveway to the front with car parking space for two cars with mature flower and shrub borders, enclosed by dwarf brick wall to front and sides.
Rear garden enclosed by timber fencing and mature hedge to rear and sides, block paved sun patio with steps down to lawned area and mature flower and shrub borders, ornamental sunken fishpond with waterfall feature, greenhouse with power, water and light connected.

**Storage**
Up and over door, integral storage garage with power and light connected.

**14 Castlecroft Avenue, Blackrod, Bolton, Greater Manchester, BL6 5BA** **£325,000**