REDMAN CASEY ESTATE AGENTS

23 Meadow Way, Blackrod, Bolton, Lancashire, BL6 5BR

Offers In The Region Of £185,000

Extended three bedroom semi detached property with two generous reception rooms is ideally located for access to local amenities and sought after schools, this family home needs some cosmetic updating but benefits from gas central heating and double glazing. Sold with no chain and vacant possession viewing essential.

- Extended Semi Detached
- Detached Garage
- Vacant Possession
- Viewing Essential
- Two Reception Rooms
- No Chain
- Ideally Located for Schools
- EPC Rating TBC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated n this highly sought after small estate, this family home has been in the same ownership for well over 50 years and has been extended to the rear to create extra living and kitchen space. the property offers potential for further expansion should the need arise and subject to planning. At present the accommodation is :- Porch, entrance hall, lounge, sitting room and kitchen, to the first floor there are three bedrooms and bathroom with three piece suite. Outside there are easily maintained gardens to the front and rear which are paved and gravelled along with a long driveway with parking fro three cars and detached garage. The property is in need of internal cosmetic updating and is sold with no chain and vacant possession. Viewing is highly recommended.

Porch
UPVC double glazed window to front, uPVC entrance door, door to:

Entrance Hall
Built-in under-stairs storage cupboard, double radiator, 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, fitted gas fire with timber surround, double radiator, two wall lights, coving to ceiling.

Sitting Room 15'2" x 10'0" (4.63m x 3.04m)
UPVC double glazed window to rear, fitted gas fire fireplace with timber surround, double radiator, serving hatch from Kitchen, coving to ceiling.

Kitchen 12'1" x 8'11" (3.69m x 2.72m)
Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and freezer, gas point for cooker, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, uPVC side door to garden.

Landing
UPVC frosted double glazed window to side, sliding door to Bathroom, door to:

Bedroom 1 11'0" x 11'2" (3.35m x 3.40m)
UPVC double glazed window to front, two built-in double wardrobes with hanging rails and shelving, radiator.

Bedroom 2 9'11" x 9'11" (3.02m x 3.02m)
UPVC double glazed window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, door to:

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Bedroom 3 6'10" x 6'11" (2.08m x 2.10m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over, wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to front, radiator.

Outside
Front garden, enclosed by dwarf brick wall and fencing to front and side with gravelled area, driveway to the front and side leading to garage and with car parking space for three cars, paved pathway leading to front and side entrance doors.
Rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, outside cold water tap with raised gravelled borders detached concrete sectional garage with side door and up and over front door.

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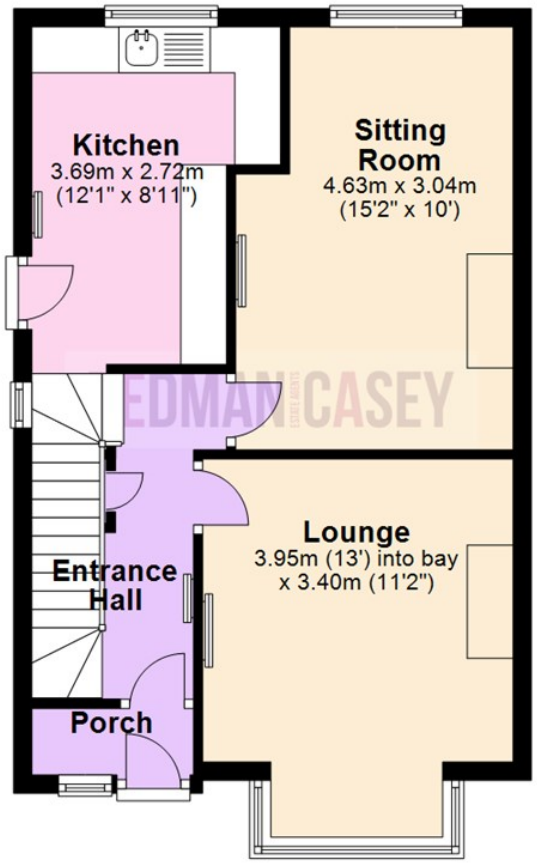
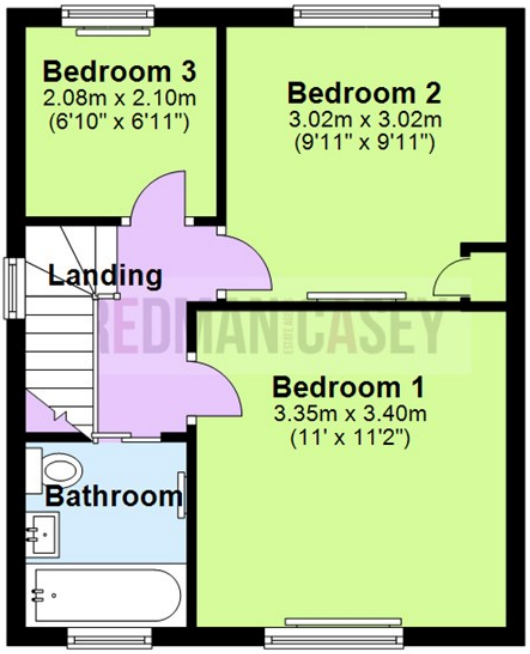
Ground Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



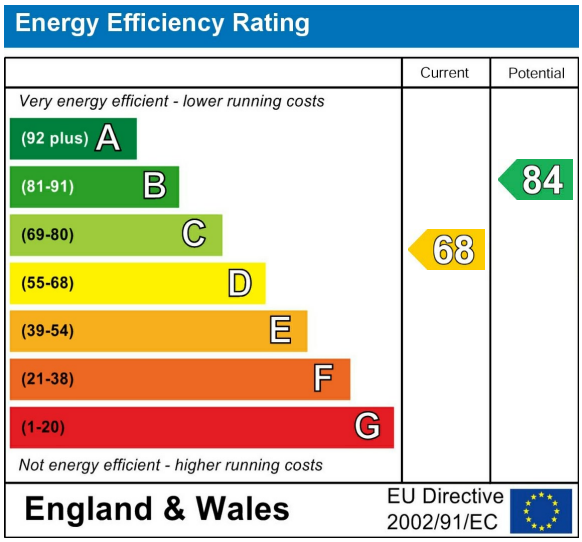
First Floor

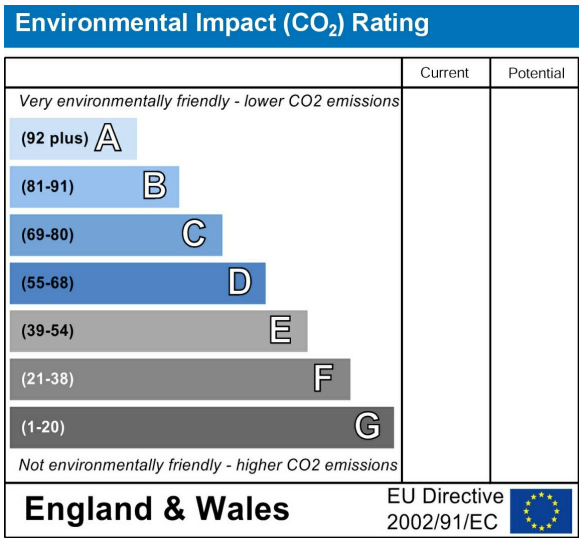
Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 77.5 sq. metres (834.5 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.





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