REDMAN CASEY ESTATE AGENTS

142 New Street, Blackrod, Bolton, Lancashire, BL6 5AQ

Offers In The Region Of £149,995

**** Reduced £5000 **** Stunning mid terraced property, offering excellent accommodation with the added benefit of off road parking for 2/3 vehicles to the rear, Large fitted dining kitchen, shower room with luxury three piece suite, 2 double bedrooms, spacious lounge. Enclosed rear courtyard.

- 2 Double Bedrooms
- Large Fitted Dining Kitchen
- Utility Room
- Off Road Parking for 2 Cars
- Superb Condition
- S[pacious Lounge
- Rear Courtyard Garden
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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**** Reduced £5000 **** Located in the heart of Blackrod this two double bedroom terraced property is superbly presented and a must to view! The property is a credit to the current owners and comprises:- Porch, lounge with feature built in storage wall, Fitted dining kitchen with a range of base and wall units with built in appliances. Utility room. To the first floor there are two double bedrooms and superb shower room with three piece luxury suite. Outside there is an enclosed courtyard with paved patio, to the rear of the property there is a double length driveway with parking for 2/3 cars and a large metal storage shed. The property is in superb condition throughout and is worthy of internal inspection.

Porch
Ceramic tiled flooring, uPVC double glazed entrance door, door to:

Lounge 11'0" x 14'5" (3.35m x 4.39m)
UPVC double glazed window to front, Feature vertical radiator, stairs to first floor landing, door to:

Kitchen/Diner 13'10" x 14'5" (4.21m x 4.39m)
Fitted with a matching range of base and eye level units with drawers 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, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, Feature vertical radiator, door to Storage cupboard, built-in under-stairs storage cupboard.

Utility 11'2" x 5'2" (3.40m x 1.58m)
Base units with worktop space, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler serving heating system and domestic hot water, uPVC double glazed door to rear.

Landing
Door to:

Bedroom 1 11'0" x 14'5" (3.36m x 4.39m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four built-in double wardrobes with hanging rails and shelving, radiator, coving to ceiling.

Bedroom 2 14'1" x 9'1" (4.30m x 2.77m)
UPVC double glazed window to rear, fitted bedroom suite range of wardrobes comprising built-in double wardrobe(s), radiator, coving to ceiling, access to loft.

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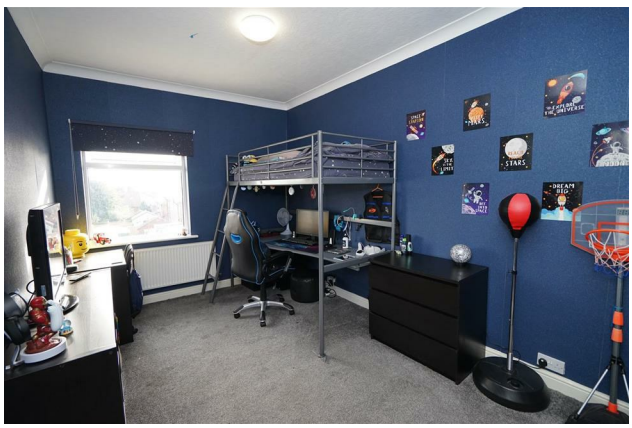
Wet Room
Refitted with three piece suite comprising tiled shower area with steam shower and glass screen, inset wash hand basin in vanity unit with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring, ceiling with recessed low-voltage spotlights.

Outside
Rear garden, large paved sun patio, enclosed by brick wall to rear and sides, outside water tap, rear gated access to adjacent car parking space for 2 cars and detached metal storage shed



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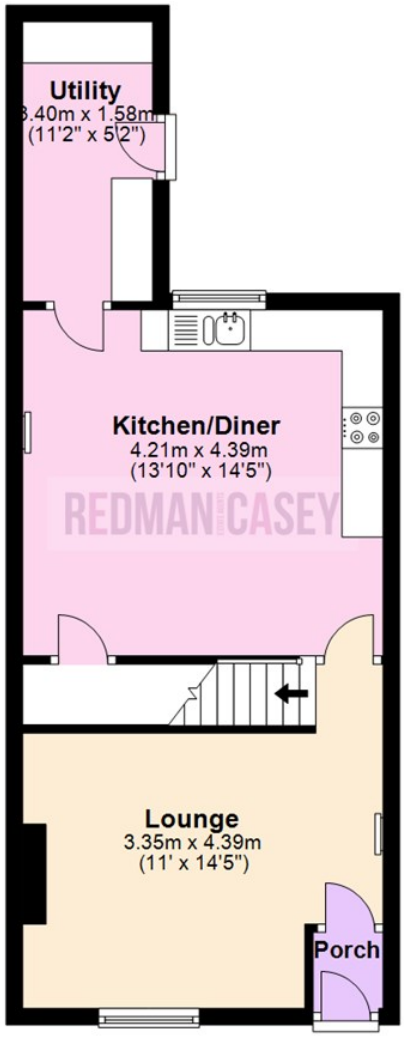
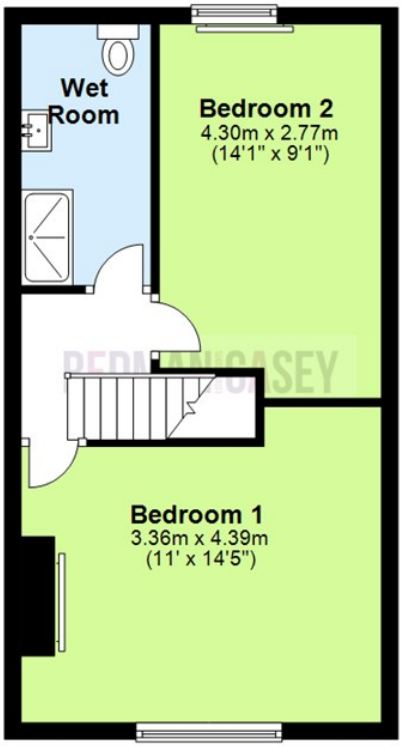
Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



First Floor

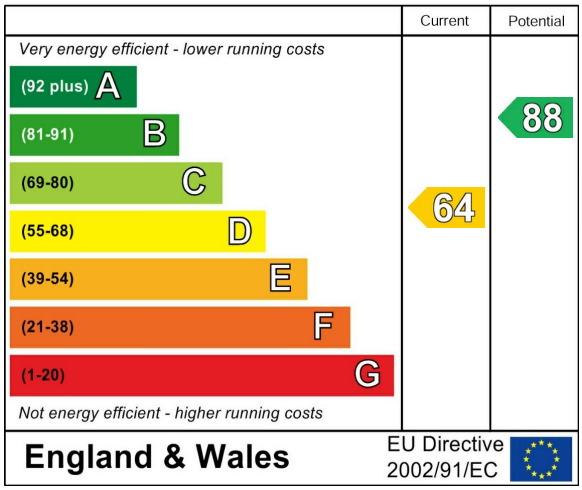
Approx. 37.4 sq. metres (403.0 sq. feet)



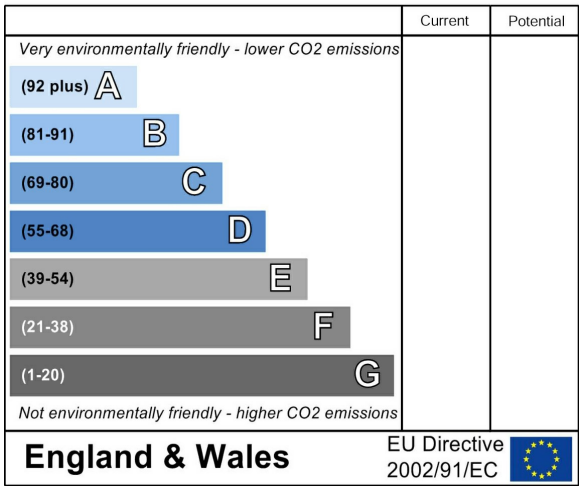
Total area: approx. 78.0 sq. metres (840.1 sq. feet)

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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