REDMAN CASEY ESTATE AGENTS

29 Marchwood Close, Blackrod, Bolton, BL6 5GG

Offers In The Region Of £270,000

Set over Three floors, offering flexible accommodation with 4/5 bedrooms, 3 bathrooms, en-suite, lounge, sitting room / extra bedroom, fitted kitchen diner, utility, garage, driveway for 2 cars , open views towards winter hill, over 1400 square feet and offered with no chain, viewing essential to appreciate all on offer.

- Flexible Accommodation Over 3 Floors
- 3 Bathrooms
- No Chain
- EPC Rating C
- 4/5 Bedrooms, 1/2 Receptions
- Gardens and Garage
- Viewing Essential

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated just off the A6 in Blackrod this very spacious and well proportioned three storey town house that offers fantastic accommodation tastefully decorated and finished throughout. The property comprises, entrance hallway, sizeable lounge, the contemporary compact and minimalist dining kitchen featuring centre island with wood effect worktops, matt grey and white units which house integrated appliances such as fridge, freezer, dishwasher, double oven and sink unit. The first floor serves the master bedroom with integrated wardrobes and en-suite, the second reception room / bedroom which is a generous room and four piece family bathroom with separate shower. To the third floor providing three bedrooms and a bathroom suite. Externally there is a large tandem garage, drive and low maintenance garden & patio areas. The property is located close to amenities, public and transport links, motorway access, regarded schools, the popular Middlebrook retail park and the villages of Blackrod and Horwich offering a wealth of local businesses, shops, cafes and restaurants. Early viewing is essential to fully appreciate the versatile living accommodation offered over three floors.

Entrance Hall
Double radiator, stairs to first floor landing, door to:

WC 5'4" x 2'7" (1.63m x 0.78m)
Radiator, laminate flooring with wall mounted wash hand basin with tiled splashback and plumbing for low-level WC, extractor fan.

Storage
Built-in under-stairs storage cupboard.

Lounge 18'6" x 11'0" (5.63m x 3.36m)
UPVC double glazed window to front with plantation shutters, two double radiators, three wall lights, ceiling with recessed low-voltage spotlights and built in speakers.

Kitchen/Diner 9'4" x 17'3" (2.85m x 5.25m)
Fitted with a range of modern bank of dark grey units with built in twin ovens warming drawer, pull out racking and hidden sink unit, contrasting island in light grey with contrasting wood effect worktop space, built in fridge, freezer and dishwasher under plus drawers under, built in hob with lighting over. uPVC double glazed window to rear, double radiator, laminate flooring, uPVC double glazed french doors to garden, door to:

Landing
Radiator, stairs to second floor landing, door to:

Sitting Room / Bedroom 9'4" x 17'3" (2.85m x 5.25m)
Two uPVC double glazed windows to rear, two radiators, ceiling with recessed spotlights, Currently fitted out as a play room this multi functional room offers a variety of uses from extra living accommodation to a further bedroom.

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Family Bathroom
Fitted with four piece suite comprising deep panelled bath with mixer tap, pedestal wash hand basin with mixer tap, tiled shower enclosure and low-level WC, half height ceramic tiling to two walls, extractor fan, radiator, vinyl flooring, ceiling with recessed spotlights.

Bedroom 1 12'7" x 14'4" (3.84m x 4.38m)
TwouPVC double glazed window to front with plantation shutters, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with part mirrored door, hanging rails and shelving, radiator, door to:

En-suite
Fitted with three piece white suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, half height ceramic tiling to two walls, extractor fan, wall mounted, mirrored cabinet, vinyl flooring.

Landing
Radiator, ceiling with recessed spotlights, access to loft with pull down ladder, door to built-in airing cupboard housing, pre-lagged hot water cylinder with slatted shelving, door to:

Bedroom 2 11'1" x 17'3" (3.37m x 5.25m)
UPVC double glazed window to front with panoramic views of open countryside, uPVC double glazed window to front, two radiators, ceiling with recessed spotlights.

Bedroom 3 9'5" x 10'0" (2.86m x 3.05m)
UPVC double glazed window to rear, radiator, ceiling with recessed spotlights.

Bedroom 4 9'5" x 6'11" (2.86m x 2.10m)
UPVC double glazed window to rear, radiator, ceiling with recessed spotlights.

Bathroom
Fitted with three piece suite comprising deep panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, half height ceramic tiling to two walls, extractor fan, wall mounted, mirrored cabinet, radiator, ceiling with recessed spotlights.

Garage
Attached tandem garage with plumbing for washer, power and light connected UPVC frosted double glazed window to front, remote controlled Up and over door. Potential to convert subject to permissions

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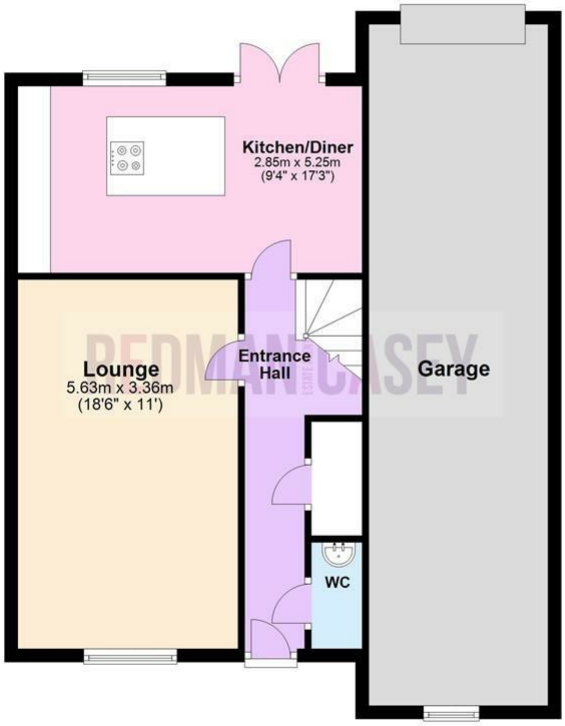
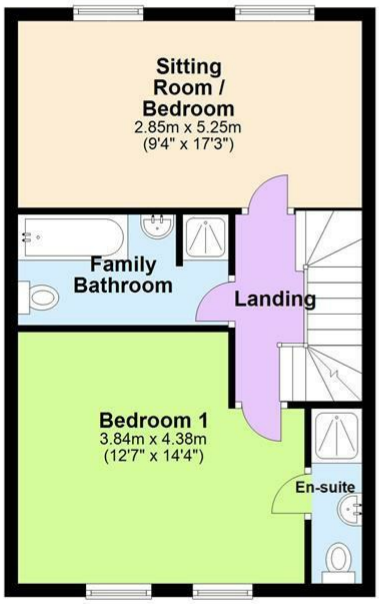
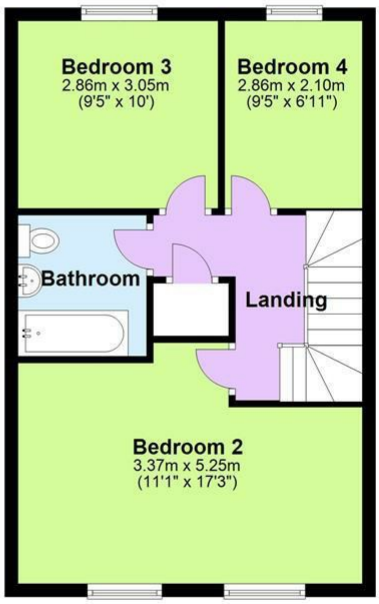
Ground Floor
Approx. 45.1 sq. metres (485.4 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.4 sq. feet)



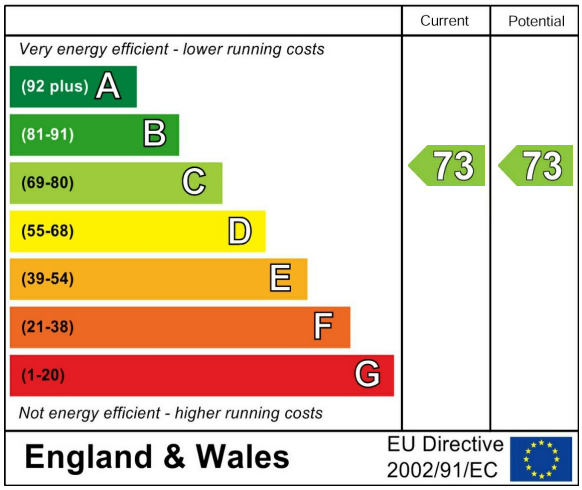
Second Floor
Approx. 45.0 sq. metres (484.0 sq. feet)



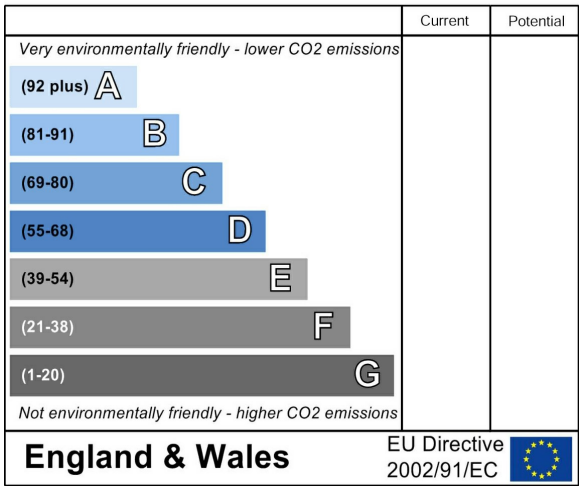
Total area: approx. 135.2 sq. metres (1454.7 sq. feet)

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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