REDMAN CASEY ESTATE AGENTS

5 Thirlmere Road, Blackrod, Bolton, Lancashire, BL6 5EB

Offers Around £294,000

**** Reduced to £300,000 **** Detached three double bedroom property situated on this highly popular residential estate. The property offers excellent accommodation with two reception room, conservatory, wc and fitted kitchen. To the first floor there are three generous bedrooms with four piece modern family bathroom. Gardens to the front and rear with double width driveway parking. The garage has been sectioned of to make a storage area to the front and workshop / utility room. Viewing is essential to appreciate all that is on offer.

- 3 Double Bedroom Detached
- Fited Kitchen and WC
- Garage Converted
- EPC Rating D
- Two Reception Rooms
- 4 Piece Bathroom
- Gardens & Parking
- Council Tax Band D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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**** Reduced to £300,000 **** Located within the centre of Blackrod Village this highly popular estate offers excellent accommodation for growing families. We are delighted to offer for sale this excellent 3 double bedroom detached family home that comprises : Porch, entrance hall, w.c. Lounge with arch to dining room conservatory and fitted kitchen. To the first floor there are 3 generous bedrooms the master being fitted with a range of wardrobes and storage, family bathroom with 4 piece modern white suite. Outside there are gardens to the front and rear with parking for two cars on the driveway, the attached garage has been converted to a storage room to the front and utility workshop to the rear but is easily put back if required. The property is ideally located for access to all local amenities shops and sought after local primary schools along with motorway and rail links to Manchester and Preston, Viewing is essential to appreciate all that is on offer.

Porch
UPVC double glazed entrance door, with frosted double glazed window to side, built-in storage cupboard, laminate flooring, door to:

Entrance Hall
Built-in storage cupboard, radiator, laminate flooring, stairs to first floor landing, door to:

WC
Fitted with two piece white suite comprising, wall mounted wash hand basin with mixer tap and splashback and low-level WC, radiator, laminate flooring.

Lounge 10'9" x 11'6" (3.27m x 3.50m)
UPVC double glazed bay window to front, living flame effect gas fire with marble effect surround, two wall lights, coving to ceiling, open plan to:

Dining Room 9'11" x 9'2" (3.02m x 2.79m)
Radiator, coving to ceiling, double door to:

Conservatory
Half brick construction with uPVC double glazed windows and power and light connected, insulated roof panels, radiator, laminate tiled flooring, double doors to garden.

Kitchen 9'7" x 11'0" (2.91m x 3.35m)
L shaped kitchen fitted with a matching range of modern base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, space for fridge/freezer and dishwasher, built-in electric oven, four ring gas hob with extractor hood over, built-in under-stairs storage cupboard, ceramic tiled flooring, uPVC double glazed door to garden:

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Landing
UPVC double glazed window to rear, door to:

Bedroom 1 11'0" x 11'8" (3.35m x 3.56m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, further two fitted single wardrobes with hanging rails, shelving and overhead storage, fitted matching bedside cabinets and drawers, radiator.

Bedroom 2 9'11" x 9'0" (3.02m x 2.74m)
UPVC double glazed window to rear, radiator.

Bedroom 3 11'1" x 8'2" (3.38m x 2.48m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with four piece white suite comprising panelled bath with hand shower attachment over and mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

Outside
Front garden, double width paved driveway to the front with car parking space for two cars with gravelled area and circular patio, enclosed by dwarf brick wall, fencing and hedge to front and sides.
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio, ornamental sunken pond, mature flower and shrub borders.

Utility / Workshop 13'5" x 8'0" (4.10m x 2.45m)
Plumbing for washing machine, space for tumble dryer, uPVC double glazed window to rear, uPVC frosted double glazed window to side, radiator, door to:

Store Room
Metal double doors to front.

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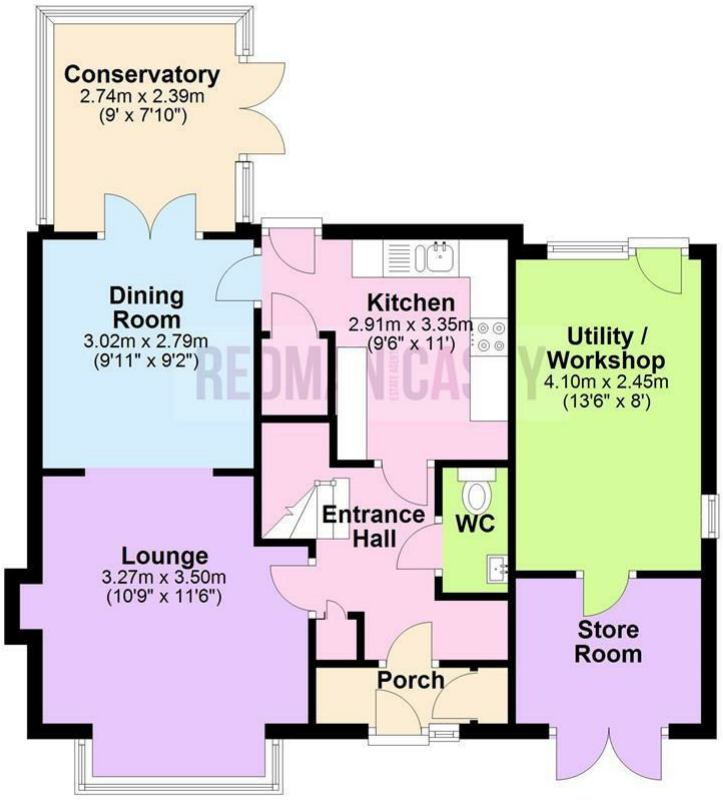
Ground Floor

Approx. 47.1 sq. metres (506.7 sq. feet)

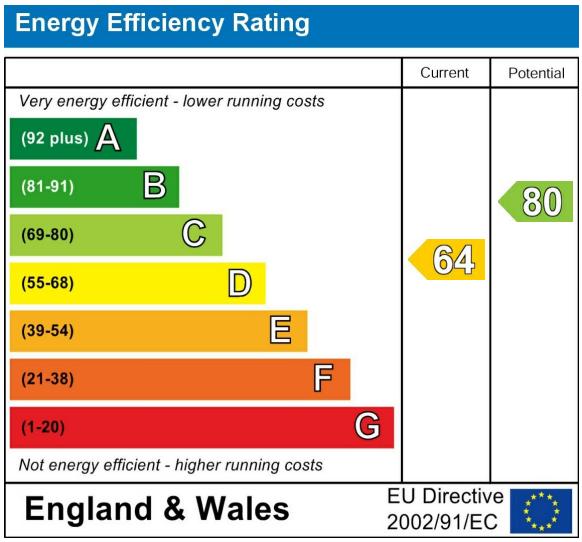


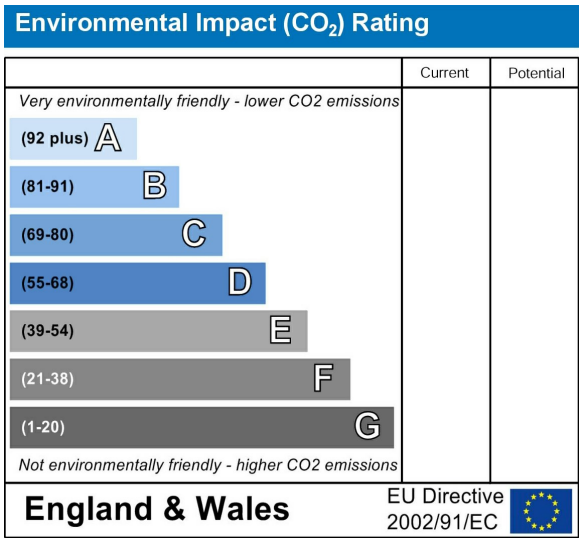
First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)

Total area: approx. 86.8 sq. metres (934.3 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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