REDMAN CASEY ESTATE AGENTS

20 Eskdale Avenue, Blackrod, Bolton, Lancashire, BL6 5SE

Offers In The Region Of £245,000

Superbly presented 3 bedroom semi detached situated on this highly popular estate, Offering excellent accommodation throughout with lounge open plan to diner, modern fitted kitchen with built in appliances three generous bedrooms, bathroom with three piece white suite. Private garden to the rear open plan to front with driveway parking for 3 cars. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

- Superbly Presented
- Modern Fitted Kitchen and Bathroom
- Gardens Front and Rear
- EPC Rating C
- Open Plan Lounge Diner
- Cul De Sac Position
- Viewing Essential
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities schools and transport links for road and rail, this superbly presented 3 bedroom semi detached which comprises :- Entrance hall, lounge open plan to diner, fitted kitchen with pale grey units and built in appliances. To the first floor there are three bedrooms and bathroom fitted with a three piece suite. Outside there are open plan gardens to the front along with driveway to the side offering parking for 3 cars. To the rear is an enclosed garden with patio and lawned gardens with shrub borders. The property is in superb condition throughout and worthy of internal inspection. Sold with no chain and vacant possession.

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

Entrance Hall
Built-in under-stairs storage cupboard, radiator, stairs, door to:

Lounge 14'4" x 10'6" (4.37m x 3.19m)
UPVC double glazed window to front, gas fire set in timber surround and marble hearth, radiator, coving to textured ceiling, archway to:

Dining Room 10'5" x 8'6" (3.17m x 2.59m)
Radiator, coving to textured ceiling, uPVC double glazed French doors to garden, door to:

Kitchen 10'5" x 7'11" (3.17m x 2.42m)
Fitted with a matching range of modern pale grey base and eye level units with underlighting, drawers, cornice trims and complementary worktops with matching splashbacks, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, plumbing for washing machine and space tumble dryer dishwasher, built-in eye level electric 'Neff' hide and slide fan assisted oven, four ring induction hob with extractor hood over, built-in microwave, Plinth heater. uPVC double glazed window to side, uPVC double glazed window to rear, vinyl flooring, uPVC double glazed door to garden.

Landing
UPVC double glazed window to side, built-in airing cupboard, housing hot water tank, slatted shelving, access to loft, door to:

Bedroom 1 12'11" x 8'11" (3.93m x 2.72m)
UPVC double glazed window to front, radiator, coving to textured ceiling.

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Bedroom 2 12'1" x 9'11" (3.68m x 3.02m)
UPVC double glazed window to rear, radiator, coving to textured ceiling.

Bedroom 3 10'0" x 7'8" (3.05m x 2.34m)
UPVC double glazed window to front, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen, wall mounted wash hand basin with mixer tap and low-level WC, full height upvc wetwall panelling to all walls, heated towel rail, uPVC double glazed window to rear, vinyl flooring.

Outside
Open plan front garden with lawned area and paved pathway leading to front entrance door, paved driveway to the side with car parking space for three cars,
Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with steps up to lawned area and mature flower and shrub borders, side gated access.

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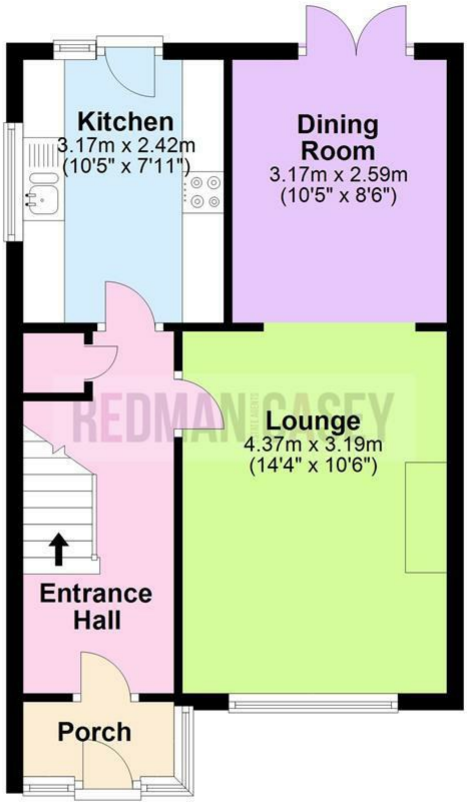
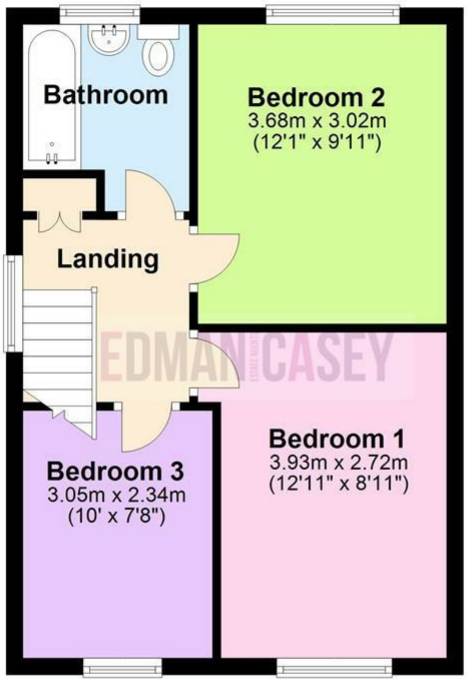
Ground Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



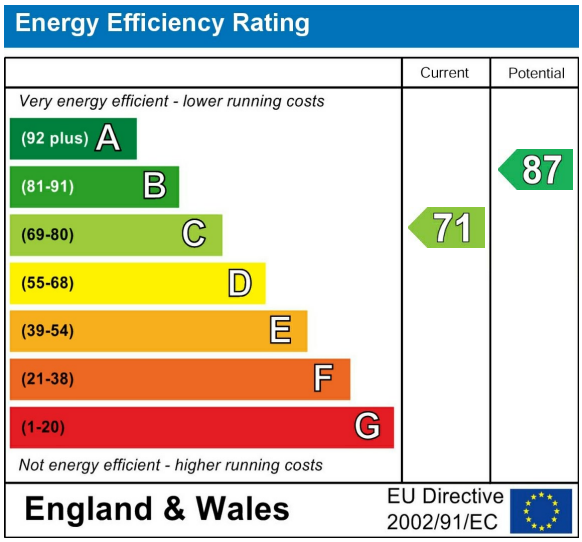
First Floor

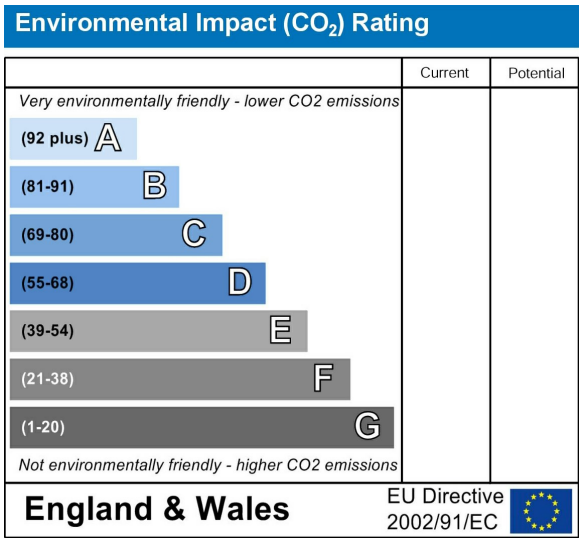
Approx. 39.6 sq. metres (426.5 sq. feet)



Total area: approx. 80.5 sq. metres (866.3 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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