REDMAN CASEY ESTATE AGENTS

17 Inveraray Avenue, Blackrod, Bolton, BL6 5UQ

Offers Over £315,000

Superb three bedroom modern detached property situated on this highly popular residential estate, built by Rowland Homes in 2018 the property still has the remainder of the ten year NHBC warranty. The property is extremely well presented and has been improved by the owners with fitted wardrobes to the master bedroom, modern flooring throughout the downstairs areas and a fully landscaped rear garden. Offering excellent accommodation with spacious lounge, fitted dining kitchen, 3 generous bedrooms and en suite to master make this a property not to be missed. Viewing is essential to appreciate all that is on offer. Available with no chain and vacant possession.

- Superb 3 Bedroom Detached
- Well Equipped Dining Kitchen
- Parking & Garage
- EPC Rating B
- No Chain
- Spacious Lounge
- South Facing Landscaped Rear Garden
- Viewing Essential
- Council Tax band D
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Located on this popular residential estate, ideally situated for access to local amenities, shops and sought after schools. The property was built in 2018 by Rowland Homes and retains the residue of the NHBC warranty, it comprises : Entrance hall, cloakroom wc, lounge, fitted dining kitchen with modern white units, built in and integrated appliances. To the first floor there are three generous bedrooms the master having fitted wardrobes and en suite shower room, and a family bathroom. Outside there is a small open plan front and side garden, to the rear is a landscaped rear garden with lawned area and fantastic patio along with a double length driveway leading to a detached garage giving off road parking for 3 cars. Viewing is essential to appreciate all that is on offer. Available with no chain and vacant possession.

Entrance Hall
UPVC double glazed window to side, built-in under-stairs storage cupboard, radiator, laminate flooring, carpeted stairs to first floor landing, Composite entrance door, door to:

WC
Fitted with two piece modern white suite comprising, corner pedestal wash hand basin vanity wash hand basin with mixer tap and WC with hidden cistern, half height ceramic tiling to all walls, extractor fan, radiator, laminate flooring.

Lounge 12'1" x 12'10" (3.68m x 3.91m)
UPVC double glazed window to front, radiator, laminate flooring.

Kitchen/Diner 15'2" x 18'0" (4.63m x 5.49m)
Fitted with a matching range of modern white base and eye level units with complementary grey worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in eye level electric fan assisted double oven, built-in four ring gas with extractor hood over, uPVC double glazed window to rear, uPVC frosted double glazed window to side, three radiators, laminate flooring, ceiling with recessed spotlights, uPVC double glazed french doors to garden.

Landing
UPVC frosted double glazed window to side, built-in storage cupboard, ceiling, access to loft space, door to:

Bedroom 1 10'4" x 11'11" (3.14m x 3.64m)
UPVC double glazed window to front, built-in triple wardrobe(s) with full-length mirrored sliding door, hanging rails and shelving, radiator, sliding door, door to:

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

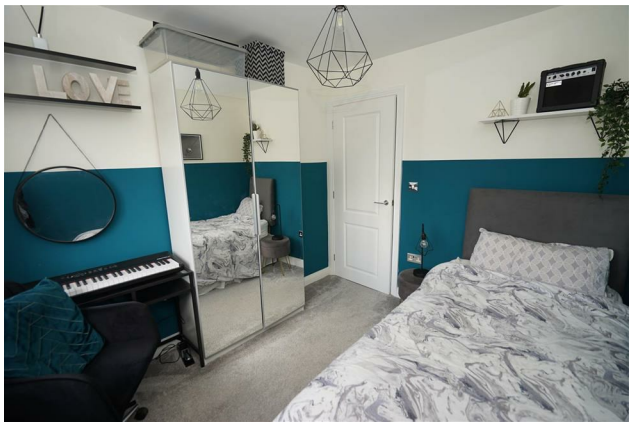
En-suite
Fitted with three piece modern white suite comprising wall mounted wash hand basin with mixer tap and tiled shower enclosure, WC with hidden cistern, ceramic tiling to two walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, vinyl tiled flooring, ceiling with recessed spotlights.

Bedroom 2 9'5" x 9'7" (2.88m x 2.91m)
UPVC double glazed window to rear, radiator.

Bedroom 3 9'5" x 8'2" (2.88m x 2.49m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with mixer tap and wall mounted wash hand basin with mixer tap, WC with hidden cistern, half height ceramic tiling to three walls and full height tiling around the bath, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceiling with recessed spotlights.

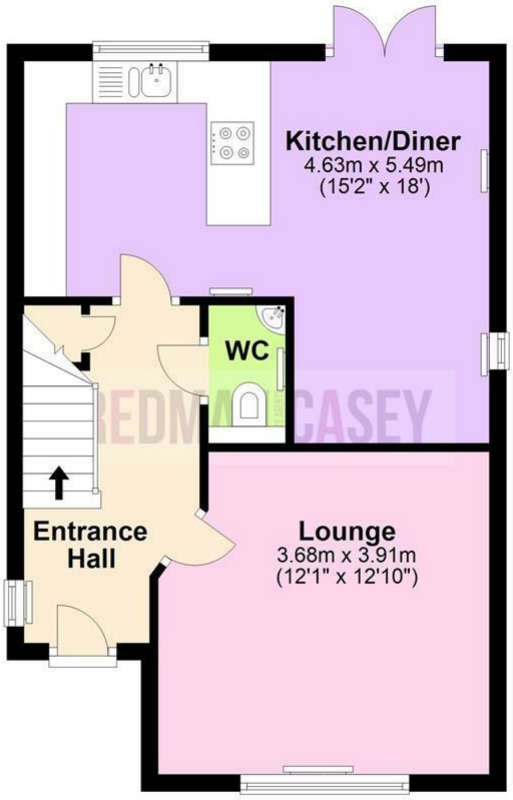
Outside
Open plan front and side garden, paved pathway leading to front entrance door with lawned area and mature flower and shrub borders. Gated to the side and the rear.
Private rear garden, which is south facing and enclosed by timber fencing to rear and sides, large paved sun patio with pergola, lawned area with mature raised flower and shrub borders, side and rear gated access, to driveway and detached single brick built garage with up and over door, power and light connected giving off road parking for 3 cars



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

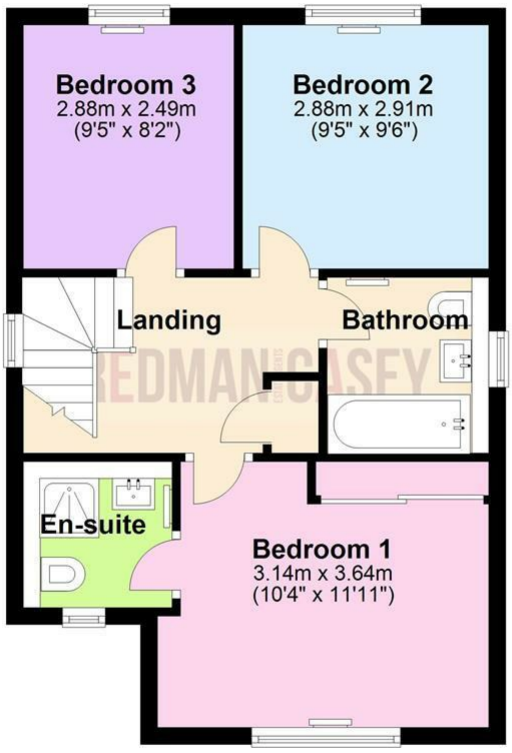
Ground Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



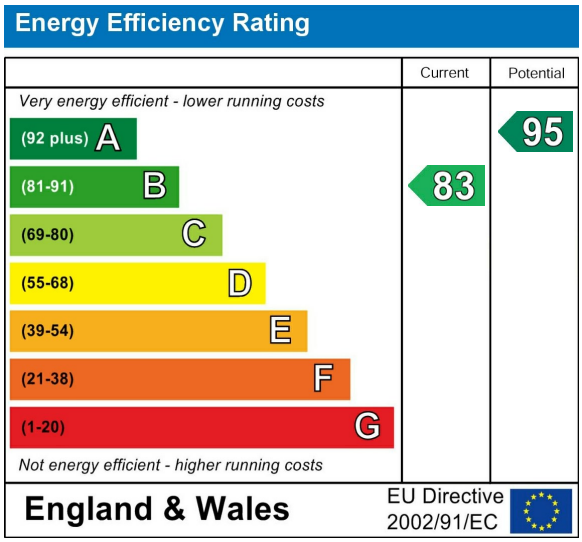
First Floor

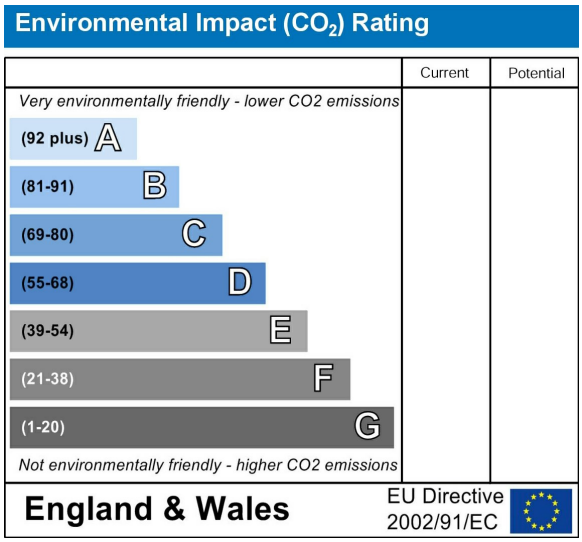
Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 87.2 sq. metres (938.3 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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk