REDMAN CASEY ESTATE AGENTS

75 Hill Lane, Blackrod, Bolton, BL6 5JN

Fixed Asking Price £160,000

Two bedroom semi detached property in a popular location. Close to local schools, shops, local amenities and very close to countryside which allows the best of both worlds allowing for country walks in a relaxing environment. This two bedroom property benefits from double glazing, gas central heating, enclosed rear garden with patio seating area and two dedicated parking spaces. Viewing is highly recommended to appreciate the location and condition of this property.
**This property is sold as an affordable home which means that the value paid is 80% of the total value this is only available to owner occupiers, no investors or buy to let. This property must always be sold with a 20% discount of market value **

- Two Bedroom
- Semi Detached
- Semi Rural Setting
- Two Parking Spaces
- Fully Double Glazed
- Gas Central Heating
- EPC Rating B
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Two bedroom semi detached property in a popular location. Close to local schools, shops, local amenities and very close to countryside which allows the best of both worlds allowing for country walks in a relaxing environment. The property comprises:- Porch, lounge, WC, kitchen diner, to the upstairs there are two double bedrooms and a family bathroom. This two bedroom property benefits from double glazing, gas central heating, enclosed rear garden with patio seating area and two dedicated parking spaces. Viewing is highly recommended to appreciate the location and condition of this property.
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Porch
Radiator.

Lounge 13'8" x 11'7" (4.17m x 3.53m)
UPVC double glazed box window to front, two double radiators, stairs:

Kitchen/Diner 8'8" x 11'7" (2.64m x 3.53m)
Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear,

WC
Two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator.

Landing
Door to:

Bedroom 1 10'4" x 11'7" (3.15m x 3.53m)
UPVC double glazed window to rear, radiator.

Bedroom 2 8'11" x 8'3" (2.72m x 2.51m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

Bathroom
Fitted with three piece suite comprising deep panelled, pedestal wash hand basin, tiled shower area with over, glass screen and mixer tap and low-level WC, tiled splashbacks, uPVC frosted double glazed window to side.

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Outside Front
Small garden area leading to front door.

Outside Rear
Enclosed rear garden, laid to lawn with planting and patio seating area.

Parking Spaces
Two dedicated parking spaces.

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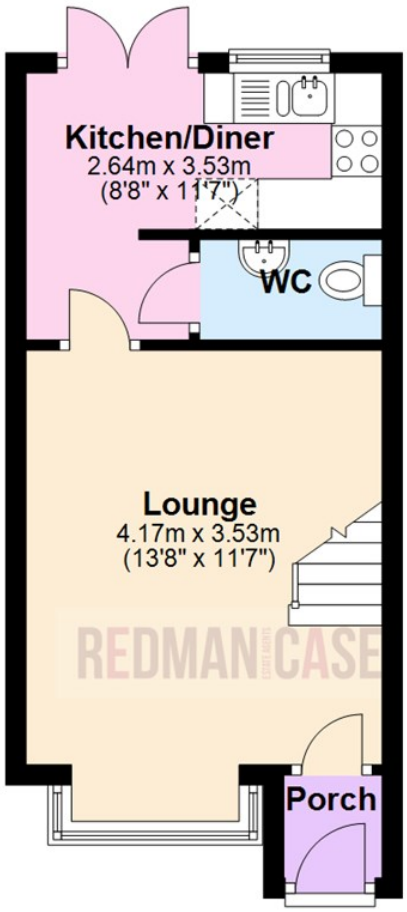
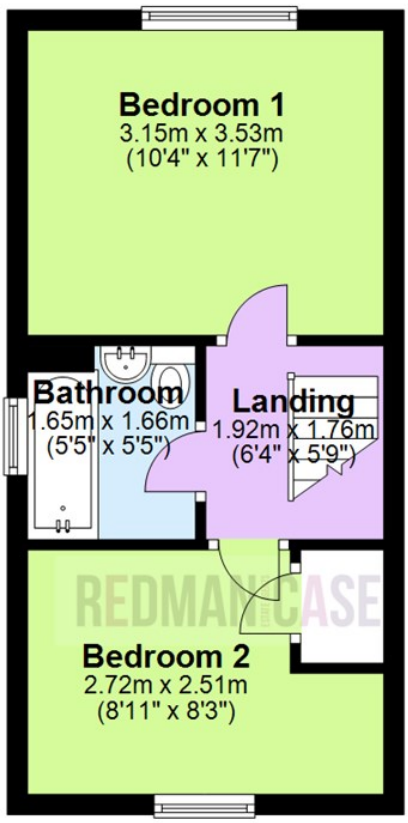
Ground Floor

Approx. 25.9 sq. metres (279.0 sq. feet)



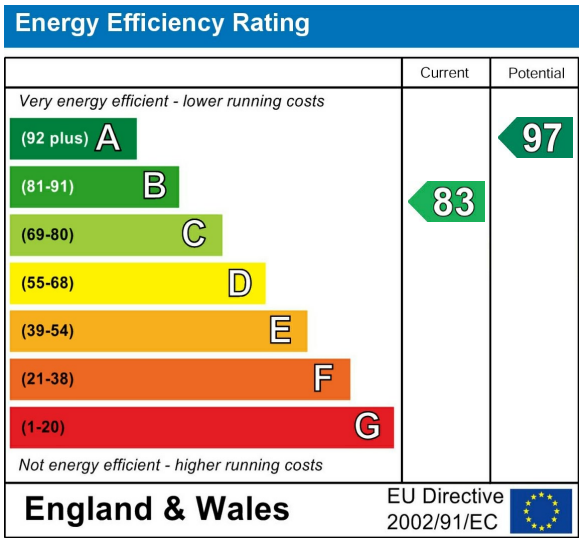
First Floor

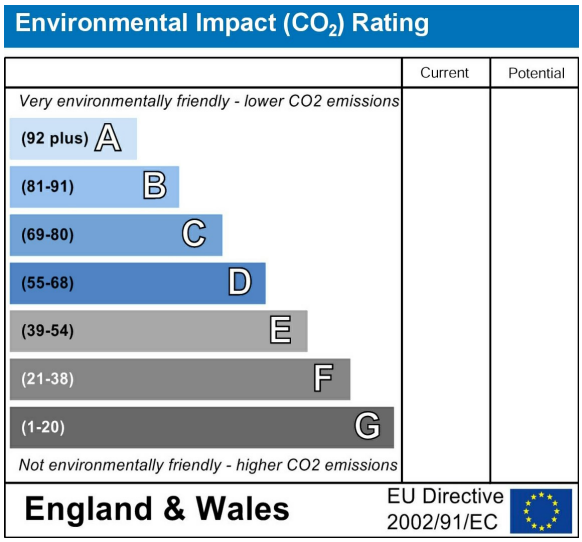
Approx. 26.9 sq. metres (289.2 sq. feet)



Total area: approx. 52.8 sq. metres (568.2 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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