REDMAN CASEY ESTATE AGENTS

8 Station Road, Blackrod, Bolton, Greater Manchester, BL6 5BN

£180,000

An immaculate semi detached home, porch, hall, lounge, open plan kitchen diner, landing, shower room, 3 beds, loft space, driveway, rear patio & artificial grass, gas central heating, double glazed windows, upgraded throughout by the current owner.

- Lounge & Open Plan Kitchen Diner
- Immaculate Condition
- Low Maintenance Rear Patio & Garden Are
- 3 Bedrooms plus Loft Room
- Off Road Parking
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Station road, Blackrod this simply stunning semi detached residence briefly comprising, porch, hall, lounge, modern fitted open plan kitchen diner, landing, three bedrooms, three piece shower room and useful loft space. Externally there is a concrete print driveway providing off road parking to the front and a stunning garden area to the rear with Indian stone patio and artificial grassed area. All three bedrooms are bespoke fitted and the property also benefits from having gas central heating and double glazed windows throughout. With amenities close by such as the villages of Blackrod and Horwich and walking distance from Blackrod train station the property is conveniently placed. Middlebrook retail park and motorway access are to hand along with an eclectic selection of restaurants and cafes. The property is also within proximity to regarded schools and is in walk in condition. Early inspection is highly recommended to fully appreciate.

Porch
Entrance door to Porch from outside with glass panelled finish, glass panelled door leads to hall.

Hall
Entrance hall with stairs rising to upper level, doors lead to further accommodation, wall mounted radiator, under stairs storage, power points.

Lounge 10'9" x 11'1" (3.28m x 3.38m)
Accessed from the hall to lounge with double glazed bay style window to front elevation, power points, wall mounted radiator, coving to ceiling.

Kitchen 6'7" x 6'9" (2.00m x 2.07m)
Access from the hall to kitchen fitted with a range of wall and base units finished in a cream gloss with clean minimalist lines, contrasting work surfaces, inset single & quarter drainer sink with mixer tap, double glazed window to rear, plumbed for washing facilities, power points, oak effect laminate floor, open plan to dining area.

Dining Area 9'9" x 9'11" (2.97m x 3.02m)
Open plan from kitchen with continuation of oak effect laminate flooring, matching wall and base units with integrated oven and grill with hob over and extractor, ample space for dining, double glazed bay style window to rear.

Landing
Stairs rise to upper level, double glazed window to side elevation, doors lead to further accommodation.

Bedroom 1 10'9" x 11'1" (3.28m x 3.38m)
Master bedroom with a range of bespoke fitted bedroom furniture providing storage and hanging space, wall mounted radiator, power points, double glazed window to front elevation.

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Bedroom 2 9'9" x 9'9" (2.98m x 2.98m)
Access off the landing to second bedroom to the rear aspect with double glazed window overlooking the rear garden/patio area, a range of bespoke fitted bedroom furniture providing storage and hanging space & dressing table, power points, wall mounted radiator

Bedroom 3 6'7" x 6'9" (2.00m x 2.07m)
Bedroom three with fitted wardrobes providing storage, shelving and hanging space, double glazed window to rear elevation, stairs rise to loft space.

Agents Note: this bedroom is currently used as a dressing room with fitted wardrobes and the loft space access is from this room.

Shower Room
Contemporary suite with double glass panelled shower, low level W.C., vanity wash basin with mixer tap and cupboard under with gloss finish, wall mounted heated towel rail, tiled floor, tiled elevations, double glazed frosted window to rear.

Loft Space 10'6" x 10'6" (3.20m x 3.21m)
Stairs rise to loft space with velux style windows, storage into the eaves, power points.

Please note this is not a bedroom and access is height restricted.

Outside
To the front a concrete printed driveway providing off road parking for several cars.

To the rear an Indian stone patio area with artificial grassed area and shale bedded section with traditional wooden panelled fencing and brick wall to border, gate leading to front and fitted outside water tap.

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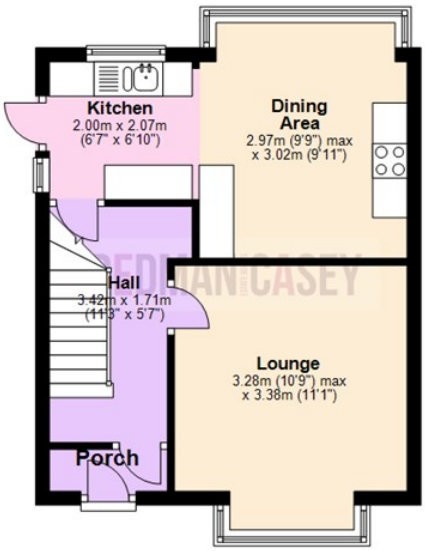
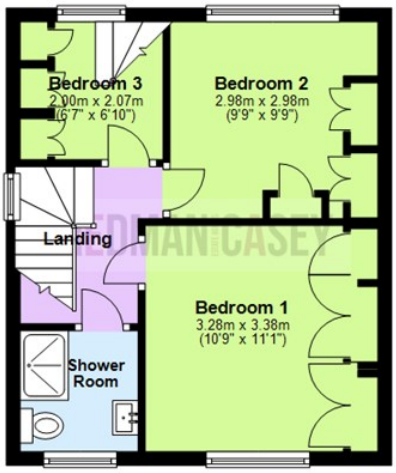
Ground Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



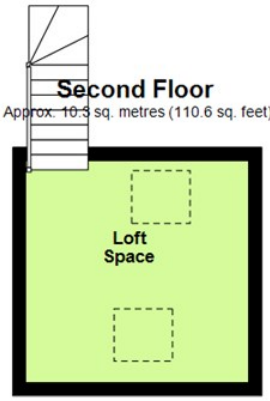
First Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Second Floor

Approx. 10.3 sq. metres (110.6 sq. feet)



Total area: approx. 76.1 sq. metres (819.5 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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