REDMAN CASEY ESTATE AGENTS

36 Hillside Avenue, Blackrod, Bolton, Lancashire, BL6 5BS

Offers In The Region Of £195,000

Deceptively spacious dormer bungalow offering superb views to the rear along with flexible accommodation. The property is old with vacant possession and no chain. These properties rarely come to the market and this one has been in the same family since the 1960s, requiring some updating the property offers a blank canvas to design your next home , viewing is essential to appreciate all that is on offer.

- Deceptively Spacious
- 2 / 3 Bedrooms
- Far Reaching Views
- Extended to the Rear
- Lounge & Conservatory
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Situated overlooking the valley across Horwich and over Rivington this deceptively spacious dormer bungalow offers an opportunity to put your own stamp on a future home. The property presently comprises :- Porch, hallway, lounge, fitted kitchen, shower room, dining room conservatory and bedroom. To the first floor there is a large dressing room and further double bedroom offering superb views. Outside there are front gardens with well stocked beds driveway offering parking for 3 cars and a rear garden with paved patio and mature flower and shrub beds along with a greenhouse / potting shed. (please note that the vendors may be willing to sell extra land at the rear of the property under separate negotiation should the buyer require this)

Porch
Part glazed entrance door, door to:

Hallway
Door to:

Lounge 13'7" x 12'4" (4.14m x 3.77m)
UPVC double glazed leaded window to side with stained glass, uPVC double glazed leaded bow window to front, living flame effect gas fire set in stone built surround and slate hearth, double radiator, two wall lights, coving to ceiling.

Kitchen 12'4" x 8'11" (3.75m x 2.73m)
Fitted with a matching range of light beech effect base and eye level units with underlighting, drawers, cornice trims and worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas point for cooker with extractor hood over, uPVC double glazed window to rear with views of countryside, radiator, laminate flooring, part glazed door to garden, door to:

Shower Room
Fitted with three piece suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, extractor fan full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail, radiator, ceramic tiled flooring.

Bedroom 1 12'11" x 12'2" (3.94m x 3.70m)
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails and shelving, radiator.

Dining Room 10'6" x 8'11" (3.21m x 2.72m)
Radiator, stairs to first floor landing, patio door to:

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Conservatory
UPVC construction with uPVC double glazed windows, double glazed polycarbonate roof and power and light connected, window to rear, two windows to side, double radiator, two wall lights, uPVC double glazed door to garden.

Dressing Room 12'2" x 12'8" (3.70m x 3.87m)
UPVC double glazed leaded dormer window to front, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe(s) with hanging rails and shelving, fitted matching cupboards, built-in boiler cupboard, housing gas combination boiler serving heating system and domestic hot water, radiator, door to:

Bedroom 2 12'2" x 11'9" (3.70m x 3.57m)
UPVC double glazed window to rear with panoramic views of countryside, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, radiator.

Outside
Front garden, paved driveway to the front and side with car parking space for three cars with paved pathway and mature flower and shrub borders, enclosed by dwarf brick wall front and sides.
Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with mature flower and shrub borders, greenhouse, potting shed.

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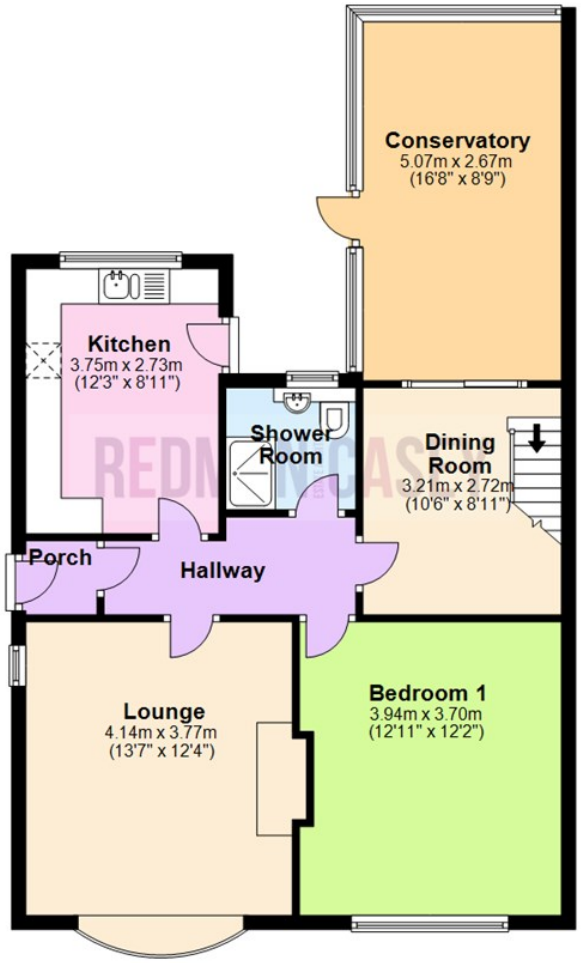
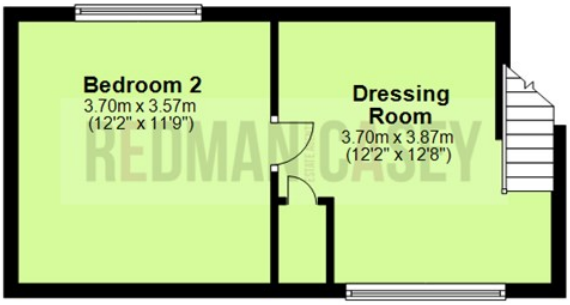
Ground Floor

Approx. 74.3 sq. metres (800.1 sq. feet)



First Floor

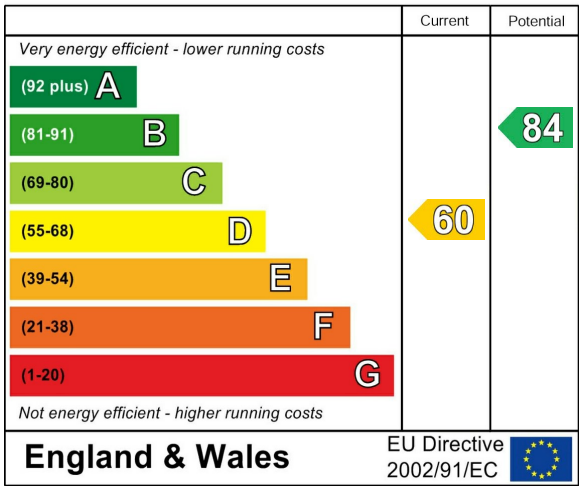
Approx. 26.6 sq. metres (286.3 sq. feet)



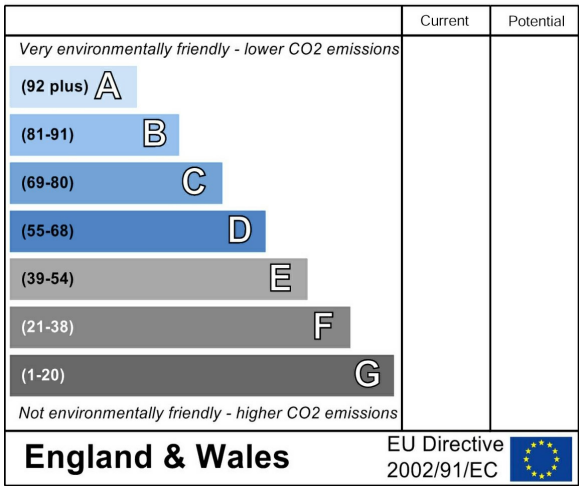
Total area: approx. 100.9 sq. metres (1086.4 sq. feet)

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.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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