REDMAN CASEY ESTATE AGENTS

108 Station Road, Blackrod, Bolton, BL6 5BW

Offers In The Region Of £175,000

Deceptively spacious mid terraced property offering superb views to the rear. The property benefits from two spacious reception room, fitted kitchen, 2 double bedrooms and large bathroom, sold with no chain and vacant possession, Ideally placed for transport links for motorway and rail along with access to Horwich town centre and Middlebrook retail park. Viewing is highly recommended.

- Deceptively Spacious Mid Terrace
- Fitted Kitchen
- Bathroom with Three Piece Suite
- EPC Rating D
- Two Reception Rooms
- Two Double Bedrooms
- No Chain and Vacant Possession
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to Horwich town centre, local schools and transport links for motorway and rail this deceptively spacious mid terraced property offers excellent accommodation throughout comprising: Porch, lounge sitting room, fitted kitchen. To the first floor there are two double bedrooms and bathroom fitted with a three piece suite. Outside there is a small front garden and to the rear a generous garden with paced patio and well stocked flower and shrub borders backing onto open fields with superb views. The property is available with no chain and vacant possession, viewing highly recommended to appreciate the size and position of the the property on offer.

Porch
Two windows to side, window to front, door to:

Lounge 12'10" x 13'9" (3.91m x 4.18m)
UPVC double glazed window to front, fireplace, double radiator, picture rail, open plan, door to:

Hall
Carpeted stairs to first floor landing, door to:

Dining Room 14'7" x 10'10" (4.44m x 3.29m)
UPVC double glazed window to rear, fireplace, double radiator, laminate flooring, folding door to:

Kitchen 8'5" x 6'10" (2.57m x 2.08m)
Fitted with a matching range of base and eye level units with complementary round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas boiler serving heating system and domestic hot water, plumbing for washing machine, gas point for cooker, uPVC double glazed window to rear, uPVC double glazed door to garden, door to:

Cupboard
Built-in under-stairs storage cupboard. space for fridge freezer

Landing
Radiator, door to:

Bedroom 1 12'10" x 13'10" (3.91m x 4.22m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, radiator, coving to ceiling.

Bedroom 2 14'7" x 8'5" (4.44m x 2.57m)
UPVC double glazed window to rear, double radiator.

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Bathroom
Fitted with three piece suite comprising deep panelled bath with hand shower attachment over and matching telephone style mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, half height ceramic tiling to all walls, uPVC frosted double glazed window to rear, built-in airing cupboard housing, pre-lagged hot water cylinder, double radiator, vinyl flooring, door.

Outside
Front garden with mature flower and shrub borders, paved pathway leading to front entrance door, enclosed by dwarf brick wall to front and sides.
Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with mature flower and shrub borders, timber garden shed, outside cold water tap, security lighting.

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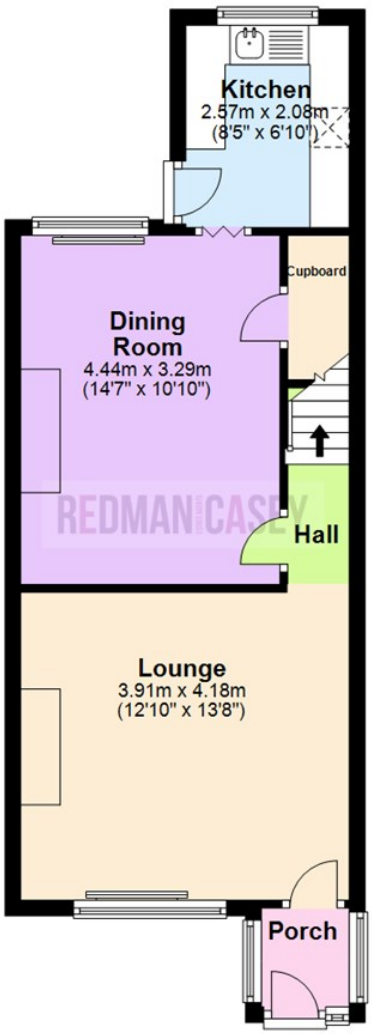
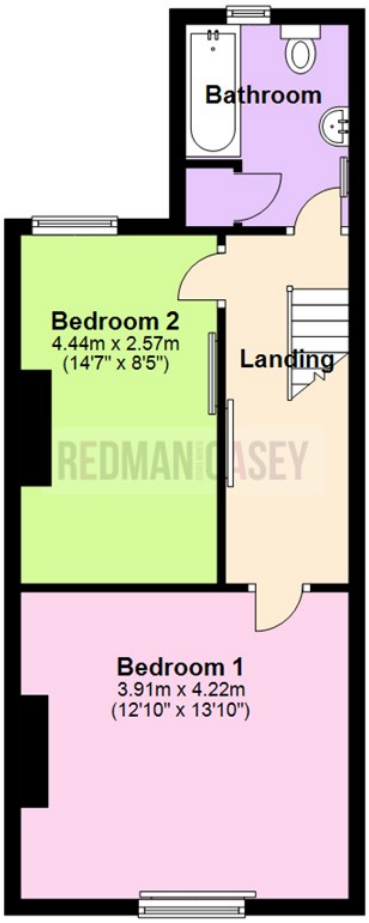
Ground Floor
Approx. 42.3 sq. metres (455.8 sq. feet)

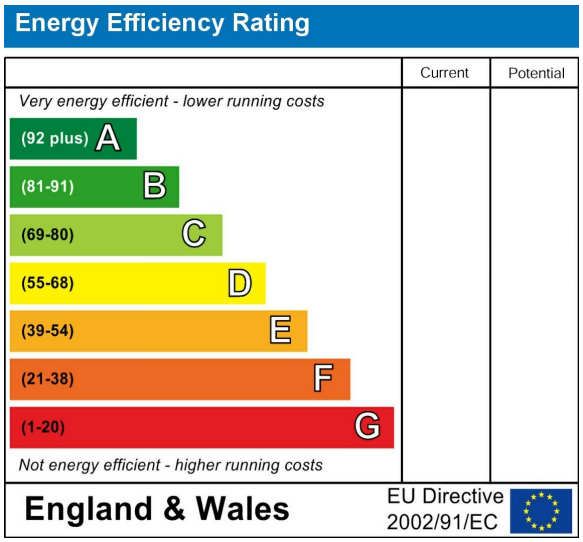


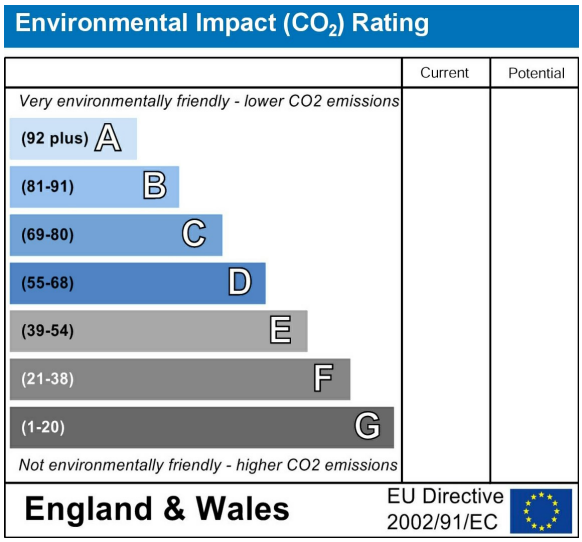
First Floor
Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 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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