REDMAN CASEY ESTATE AGENTS

23 Latham Road, Blackrod, Bolton, BL6 5EL

Offers In The Region Of £220,000

Three bedroom semi-detached property in a splendid and popular residential location. Close to local shops, schools and all local amenities. Benefitting from off road parking, gardens, gas central heating, double glazing, garage and conservatory sold with vacant possession and no onward chain viewing is highly recommended to appreciate the position and location of this property.

- Three Bedroom Semi-Detached
- Sold With No Chain And Vacant Possesion
- Gas Central Heating
- Large private Garden To Rear
- Council Tax Band C
- Off Road Parking
- Garage
- Double Glazed
- Awaiting EPC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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The property boasts three well-appointed bedrooms, offering ample space for a growing family or those in need of a home office. Additionally, the garage and off-road parking provide convenience and security for your vehicles. One of the highlights of this property is the large garden to the rear, perfect for hosting summer barbecues, gardening enthusiasts, or for children to play freely.
The property comprises:- Entrance hall, lounge, dining room, conservatory, kitchen and rear porch. To the first floor there are three bedrooms and a family bathroom. This house is available with vacant possession and no chain, Don't miss out on the chance to make this lovely house your home. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful property on Latham Road.

Entrance Hall
UPVC frosted double glazed window to front, double radiator, stairs, door to Storage cupboard, bi-fold door

Lounge 10'11" x 11'5" (3.32m x 3.47m)
UPVC double glazed box window to front, coal effect gas open fire set in feature marble surround, double radiator, open plan to:

Dining Room 9'9" x 9'0" (2.96m x 2.74m)
Double radiator, uPVC double sliding door to rear.

Conservatory
Three uPVC double glazed windows to side, uPVC double glazed window to rear, uPVC double sliding patio door to rear,

Kitchen 9'9" x 8'0" (2.96m x 2.43m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and round edged worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, gas cooker, uPVC double glazed window to rear, uPVC half double glazed frosted entrance door to side.

Porch
UPVC frosted double glazed window to side, uPVC half double glazed frosted entrance door to front, :

Garage
Window to side, remote-controlled electric metal roller door.

Landing
UPVC frosted double glazed window to side,

Bedroom 1 10'11" x 11'3" (3.32m x 3.43m)
UPVC double glazed window to front, double radiator,

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Bedroom 2 9'11" x 9'1" (3.03m x 2.76m)
UPVC double glazed window to rear, radiator.

Bedroom 3 7'0" x 7'11" (2.13m x 2.42m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising pedestal wash hand basin, tiled shower enclosure with glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to front, radiator.

Outside Front
Private block paved parking area for up to three vehicles.

Outside Rear
Enclosed large rear garden paved with decking, patio seating area, mature planting, water feature, garden shed.

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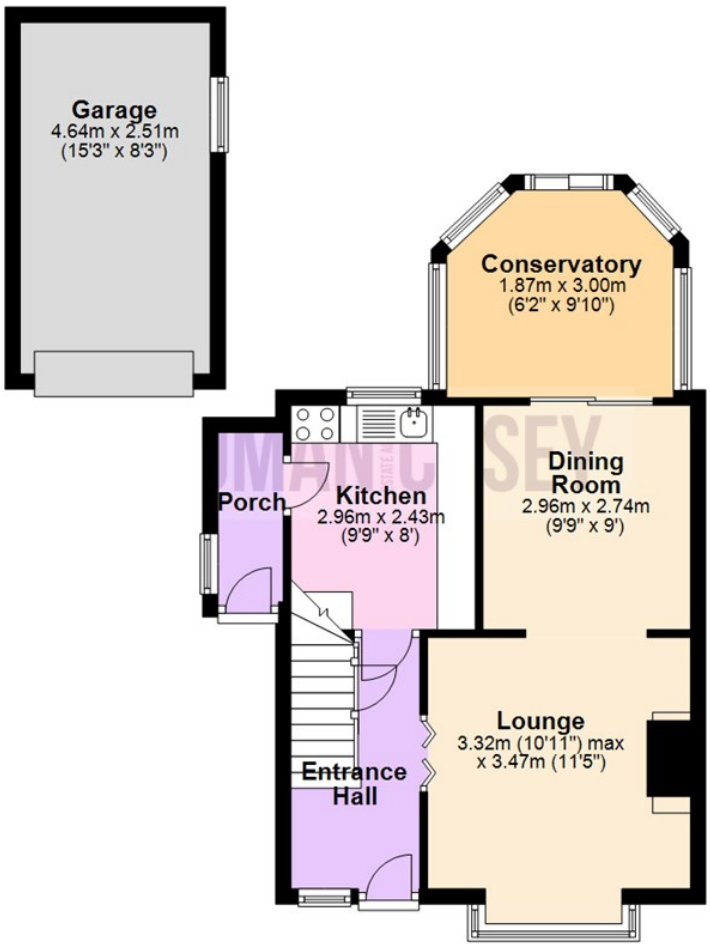
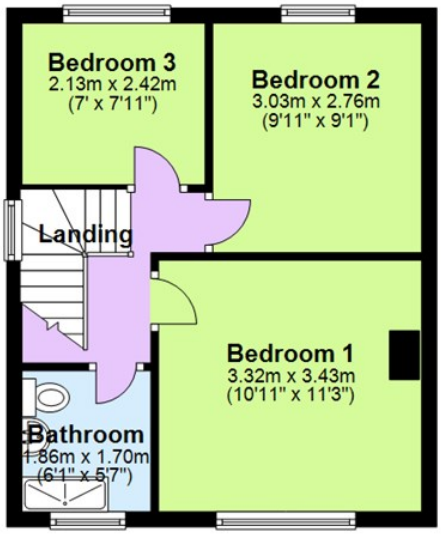
Ground Floor

Approx. 55.7 sq. metres (599.6 sq. feet)



First Floor

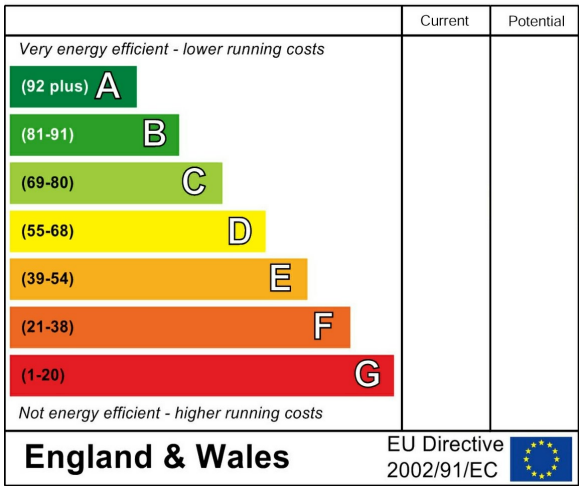
Approx. 33.9 sq. metres (364.4 sq. feet)



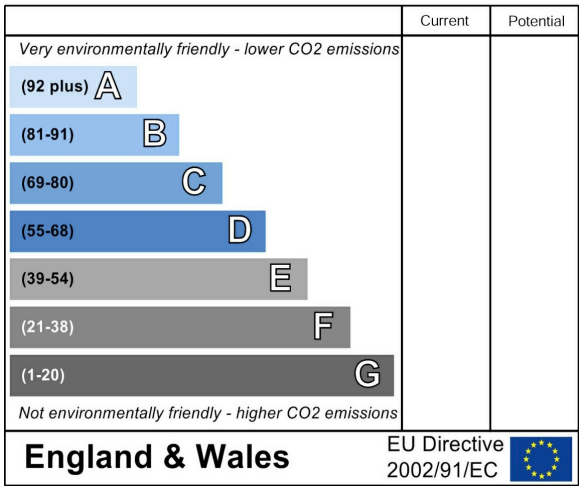
Total area: approx. 89.6 sq. metres (964.0 sq. feet)

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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