REDMAN CASEY ESTATE AGENTS

56 Ainse Road, Blackrod, Bolton, Lancashire, BL6 5HA

Offers In The Region Of £215,000

Superb semi detached true bungalow located within this highly sought after area offering open views across fields to the rear. The property offers excellent accommodation with spacious lounge,large dining kitchen two double bedrooms both with fitted wardrobes and modern shower room. Outside there is a lawned garden to the front and private rear garden with patio and lawned area. Extensive driveway with parking for 4 cars and generous detached brick built garage with power and light. Sold with no chain viewing is essential to appreciate all that is on offer

- 2 Double Bedrooms
- No Chain
- Generous Dining Kitchen
- Modern Shower Room
- True Bungalow
- Open Aspects to Rear
- Spacious Lounge
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

Semi detached true bungalow with open fields to the rear set in this highly sought after location. The property offers excellent accommodation over one level with generous reception room, two good sized bedrooms. modern fitted shower room and fitted dining kitchen with built in and integrated appliances. Outside there are well stocked gardens to the front and rear along with a large detached brick built garage with power, light and remote roller door. The property benefits from gas central heating and Upvc double glazed throughout and is sold with no chain and vacant possession. Viewing is highly recommended to avoid disappointment.

Porch
uPVC double glazed entrance door with leaded window to front, built-in cupboard with fuse box and gas and electricity meters, radiator, wall mounted gas combination boiler serving heating system and domestic hot water, door to

Lounge 16'7" x 10'10" (5.06m x 3.31m)
Bow window to front, living flame effect gas fire set in marble surround, double radiator, door to:

Hallway
Open plan to:

Kitchen/Diner 15'6" x 10'0" (4.72m x 3.06m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher and washing machine, freestanding fridge, built-in eye level electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear with views of open fields, uPVC double glazed window to side, double radiator, part vinyl flooring, uPVC double glazed side door with matching side panel.

Bedroom 1 12'4" x 9'10" (3.76m x 3.00m)
Fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, fitted matching drawers, double radiator, uPVC double glazed patio door with in built privacy blinds.

Bedroom 2 10'4" x 9'1" (3.15m x 2.77m)
UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving and overhead storage, radiator.

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Shower Room
Fitted with three piece modern white suite comprising double shower enclosure with electric shower over, and upvc wall panels, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, mirrored cabinet. uPVC frosted double glazed window to side, radiator, Upvc panelled ceiling with recessed LED spotlights.

Outside
Front garden, extensive block paved to the front and side leading to garage and with car parking space for four cars with lawned area and mature flower and shrub borders, enclosed by dwarf brick wall, fencing and mature hedge to front and side. Private rear garden, enclosed by brick wall, fencing and mature hedge to rear and sides, block paved sun patio with lawned area, brick paved pathway side pedestrian gate and mature flower and shrub borders, outside cold water tap, security lighting, the garden backs onto open fields to the rear.

Garage
Detached double skin brick built garage with power and light connected, part boarded eaves storage space and vent for tumble dryer, window to side, remote-controlled electric roller door.

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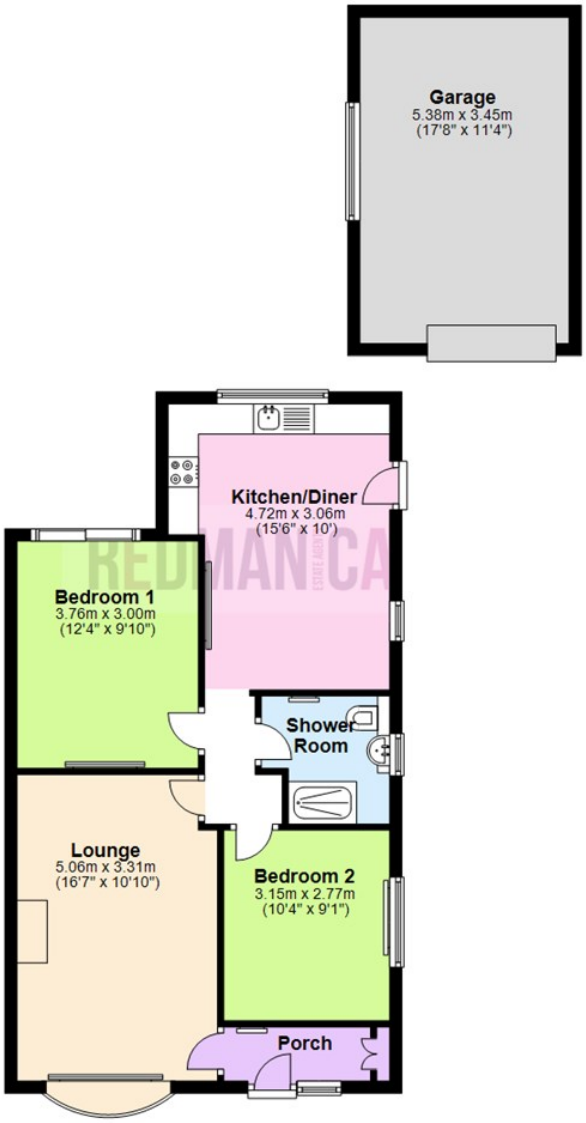
Ground Floor

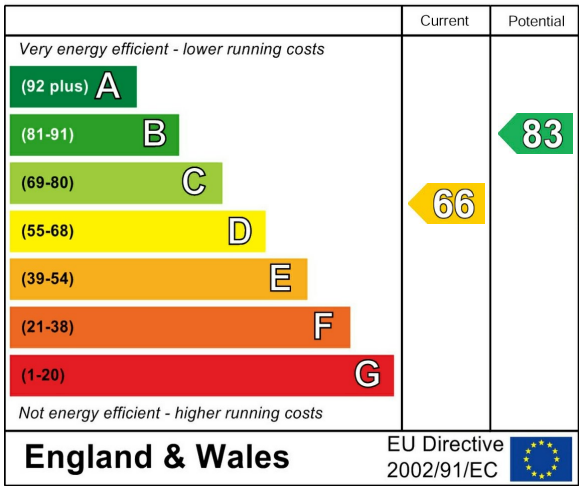
Approx. 82.3 sq. metres (885.7 sq. feet)



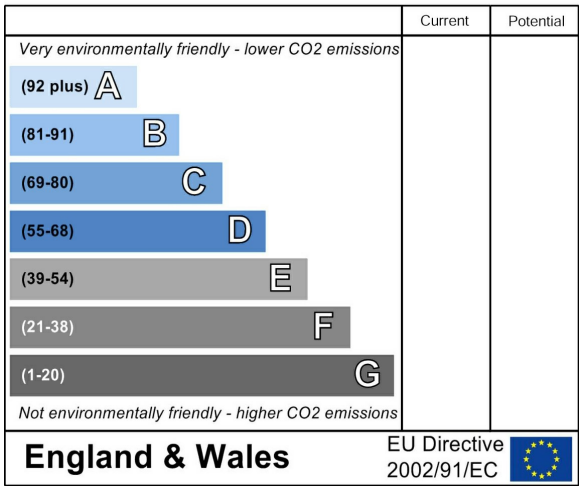
Total area: approx. 82.3 sq. metres (885.7 sq. feet)

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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