REDMAN CASEY ESTATE AGENTS

14 Thursford Grove, Blackrod, Bolton, Greater Manchester, BL6 5TW

Offers In The Region Of £239,995

Four bedroom detached property situated on this popular residential estate, offering excellent family accommodation with potential for extension to side or rear. Located on a small cul de sac the property offers fantastic access to local amenities, schools and shops. Viewing is a must to appreciate.

- 4 Bedroom Detached
- Spacious Lounge
- Generous Plot
- Cul De Sac Location
- Modern Fitted Kitchen
- Viewing Essential

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

Located in a quiet cul de sac location this excellent family property comprises :- Entrance hall, cloakroom, lounge / diner, modern fitted high gloss white kitchen. To the first floor there are four bedrooms and a bathroom with three piece white suite. Outside there are open plan gardens to the front and side with enclosed garden to the rear and detached single garage. The property is ideally located for access to motorway and rail network, shops and schools and early viewing is essential.

Entrance Hall
Double radiator, carpeted stairs first floor landing, door to:

Cloakroom
UPVC frosted double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, radiator, laminate flooring.

Lounge/Diner 22'2" x 12'1" (6.76m x 3.69m)
UPVC double glazed window to rear, uPVC double glazed window to front, two radiators, coving to textured ceiling.

Kitchen 8'4" x 11'9" (2.54m x 3.57m)
Fitted with a matching range of modern gloss white base and eye level cupboards with drawers and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, door to side giving access to the garden:

Landing
UPVC double glazed window to side, airing cupboard housing, lagged hot water tank with slatted shelving, coving to ceiling, access to part boarded loft with light connected, door to:

Bedroom 1 12'5" x 11'4" (3.78m x 3.46m)
UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom 2 7'6" x 10'4" (2.29m x 3.16m)
UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom 3 9'11" x 8'5" (3.01m x 2.56m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom 4 8'5" x 6'6" (2.57m x 1.98m)
UPVC double glazed window to rear, radiator, coving to ceiling.

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Bathroom
Refitted with three piece modern white suite comprising deep panelled bath with shower over with glass screen and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear.

Outside
Open plan front and side garden with lawned area and mature flower and shrub borders beds, extensive concrete pattern driveway to the front and side leading to garage and with car parking space for three / four cars.
Rear garden, enclosed by timber fencing to rear and sides with lawned area, concrete pathway and mature rose, flower and shrub borders beds detached brick built single garage with up and over door having power and light connected.

Solar Panels
Please note the solar panels are on a rent a roof scheme and provide electricity to the property during daylight hours there is no tariff payable for the electricity generated.

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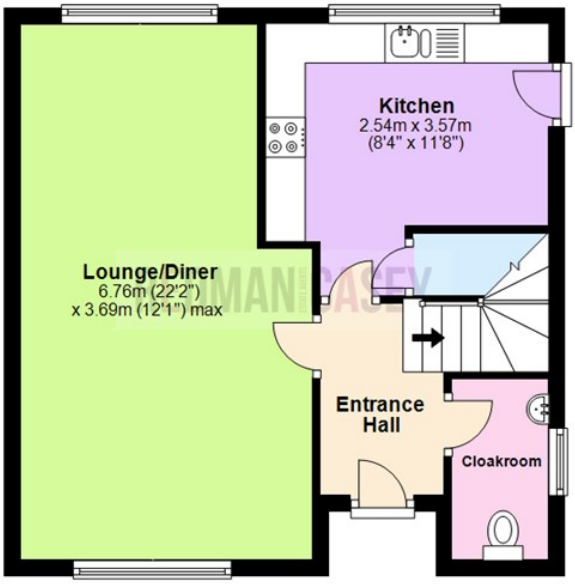
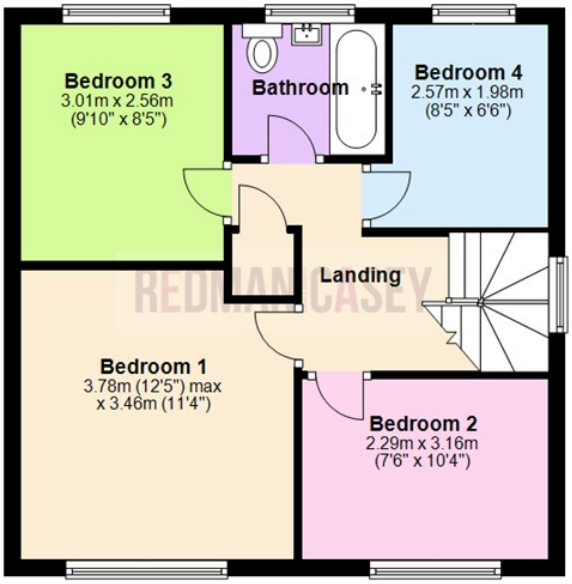
Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



First Floor

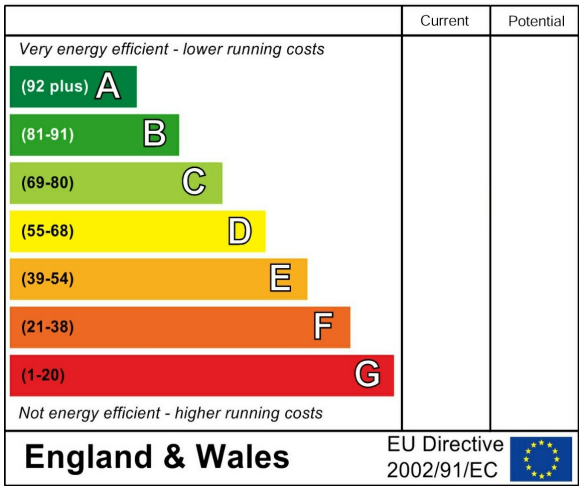
Approx. 45.7 sq. metres (491.9 sq. feet)



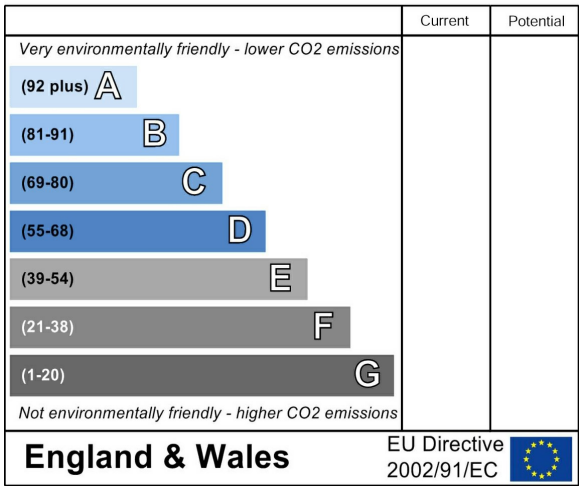
Total area: approx. 89.3 sq. metres (961.3 sq. feet)

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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