REDMAN CASEY ESTATE AGENTS

7 Blackhorse Avenue, Blackrod, Bolton, BL6 5HE

Offers In The Region Of £190,000

Two bedroom semi detached Dorma bungalow. Located in a very popular and very residential location in the village of Blackrod. Close to local shops and all the local amenities. This property has gardens front and rear, off road parking, central heating and is fully double glazed. Sold with vacant possession and no onward chain Viewing is highly recommended to appreciate all that is on offer.

- Semi Detached
- Two Bedroom
- Off Road Parking
- No Onward Chain
- Council Tax Band B
- Dorma Bungalow
- Gardens Front And Rear
- Vacant Possession
- Awaiting EPC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Two bedroom semi detached Dorma bungalow, located in a very popular residential location in the village of Blackrod. Very close to local shops and all amenities. The property comprises:- Porch, entrance hall, lounge, dining room, kitchen. To the first floor there are two bedrooms and a family bathroom. The outside has a driveway and front garden with a fully enclosed rear garden. The property benefits from double glazing, gas central heating, off road parking and is sold with vacant possession and no onward chain. Viewing is essential to appreciate all that is on offer and the location of this property.

Porch
Two uPVC double glazed windows to side, two uPVC double glazed windows to front, uPVC frosted double glazed window to front, uPVC double glazed frosted entrance door to front.

Entrance Hall
Double radiator, stairs:

Lounge 13'9" x 12'6" (4.19m x 3.80m)
UPVC double glazed window to front, coal effect gas fire set in feature surround, radiator:

Dining Room 10'11" x 9'7" (3.32m x 2.91m)
UPVC double glazed window to rear, radiator.

Kitchen 10'11" x 8'9" (3.32m x 2.67m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer, extractor fan, plumbing for automatic washing machine, space for fridge/freezer, and cooker, gas point for cooker, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed frosted entrance door to rear.

Bedroom 1 9'7" x 15'5" (2.91m x 4.69m)
UPVC double glazed window to front, radiator:

Bedroom 2 8'5" x 10'8" (2.57m x 3.25m)
UPVC double glazed window to rear, radiator.

Landing

Bathroom
Three piece suite comprising deep panelled bath, pedestal wash hand basin with electric power shower over and folding glass screen and low-level WC, tiled extensive ceramic and tiling, uPVC frosted double glazed window to rear, double radiator.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

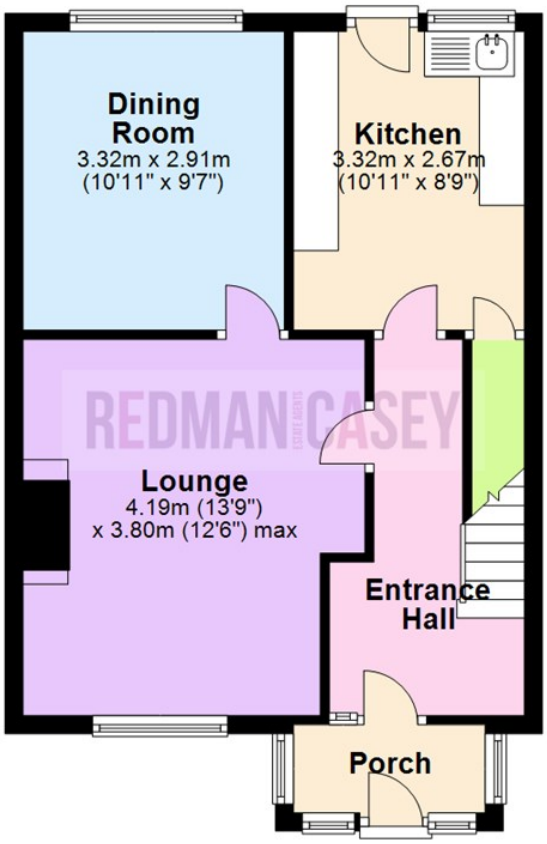
Outside Front
Garden fronted with mature planting of shrubs and bushes, block paved driveway leading to front door and rear garden.

Outside Rear
Enclosed rear garden laid to lawn with mature planting, patio seating area and wooden garden shed.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

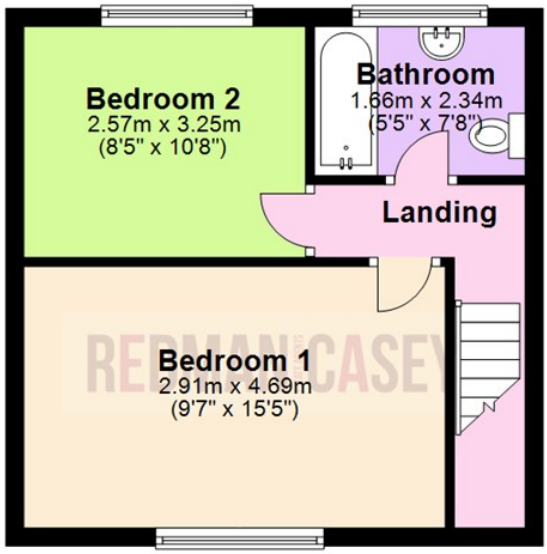
Ground Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



First Floor

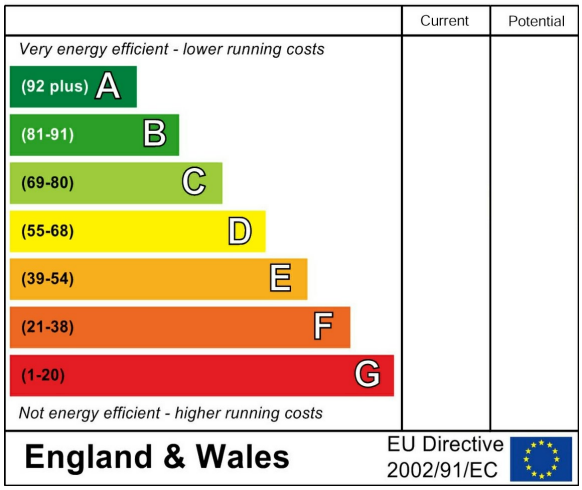
Approx. 31.4 sq. metres (338.3 sq. feet)



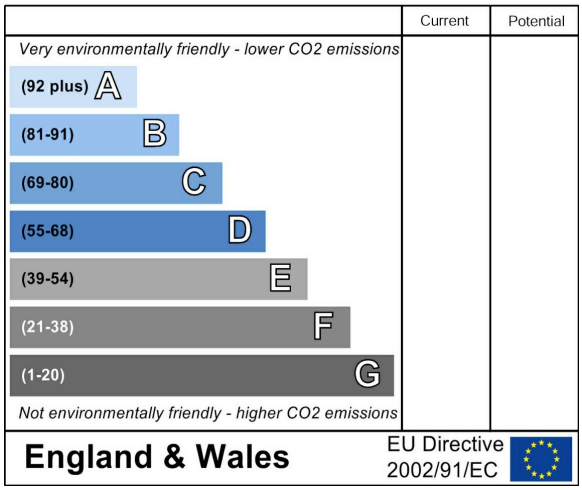
Total area: approx. 76.3 sq. metres (821.7 sq. feet)

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



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk