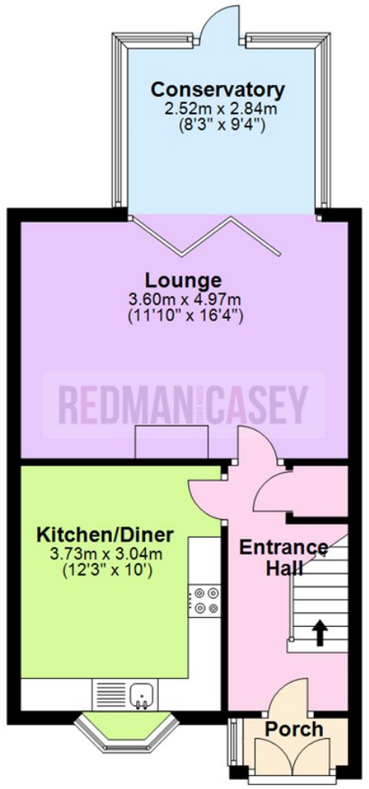
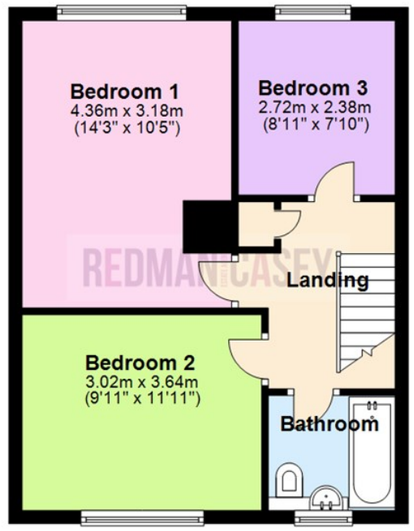
Ground Floor
Approx. 45.8 sq. metres (493.2 sq. feet)

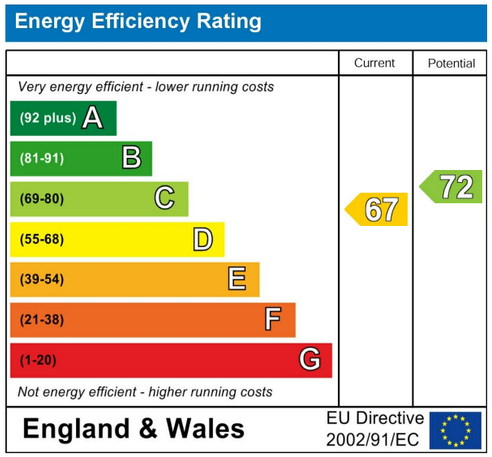


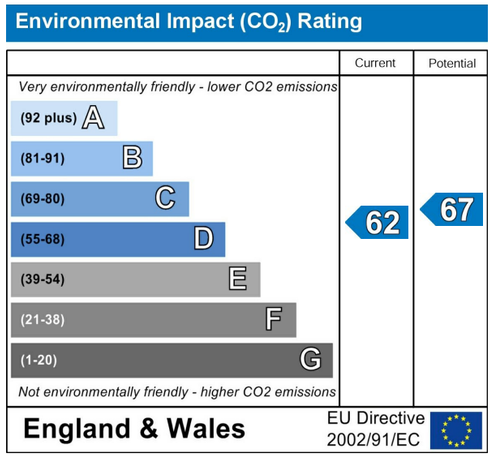
First Floor
Approx. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 88.2 sq. metres (949.6 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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

REDMAN CASEY ESTATE AGENTS

28 Vicarage Road West, Blackrod, Bolton, Lancashire, BL6 5DE

Superbly presented three bedroom family home. Ideally located for access to local amenities, shops and schools this property offers excellent family accommodation with spacious reception rooms, generous bedrooms and well equipped kitchen and bathroom. Viewing is a must to appreciate all that is on offer

Offers In The Region Of £155,000

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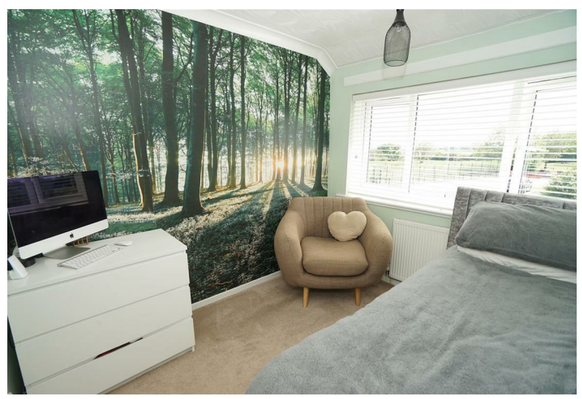

Situated on this ever popular road this superbly presented family home offers excellent accommodation for a growing family. The property comprises :- Porch, entrance hall, dining kitchen with a comprehensive range of units and built in appliances. Spacious lounge, conservatory. To the first floor there are three generous bedrooms and bathroom with three piece white suite. Outside there is an extensive block paved driveway with parking for 4 cars and to the rear is a private enclosed which is not overlooked, with a low maintenance garden with patio and gravelled areas. Viewing is essential to appreciate all that is on offer.

Porch
UPVC double glazed window to side, uPVC double glazed entrance doors, door to:

Entrance Hall
Built-in under-stairs storage cupboard, radiator, laminate flooring, carpeted stairs to first floor landing, door to:

Kitchen/Diner
12'3" x 10'0" (3.73m x 3.04m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and complementary worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas halogen hob with extractor hood over, bay window to front, radiator, laminate flooring.

Lounge
11'10" x 16'4" (3.60m x 4.97m)
Living flame effect gas fire set in chimney breast, radiator, laminate flooring, coving to ceiling, bi-fold doors, door to:

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, two windows to side, two windows to rear, laminate flooring, door.

Landing
Built-in boiler cupboard, housing wall mounted combination boiler serving heating system and domestic hot water, door to:

Bedroom 1
14'4" x 10'5" (4.36m x 3.18m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom 2
9'11" x 11'11" (3.02m x 3.64m)
UPVC double glazed window to front, radiator.

Bedroom 3
8'11" x 7'10" (2.72m x 2.38m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen and inset wash hand basin in vanity unit with cupboard under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to front, vinyl flooring.

Outside
Open plan front, extensive double width block paved driveway to the front car parking space for four cars, paved pathway leading to front entrance door.

Rear garden, enclosed by timber to rear and sides, raised paved sun patio with steps down to gravelled area, storage store, side gated access.