REDMAN CASEY ESTATE AGENTS

196 Station Road, Blackrod, Bolton, BL6 5JE

Offers In The Region Of £160,000

REDUCED Well presented and deceptively spacious 3 bedroom mid terraced property offering excellent accommodation The house benefits from gas central heating and double glazing along with two reception rooms and kitchen, two large bedrooms and third single bedroom along with a spacious bathroom fitted with a 4 piece suite, courtyard garden to rear with workshop and a small front garden, easy access to transport links. The property is to be sold with no onward chain and vacant possession. Viewing is essential to appreciate all that is on offer

- No Chain
- Spacious 3 Bedroomed Terraced House
- Potential to Improve
- 2 Reception Rooms
- Useful Workshop to Rear

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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REDUCED Ideally located for access to local amenities and transport networks for motorway and main line railway links to Manchester and beyond this deceptively spacious mid terraced property offers excellent accommodation which comprises Vestibule, lounge, dining room, kitchen. To the first floor there are two double bedrooms and a third single bedroom and a large bathroom fitted with a 4 piece suite. Outside there is a small garden to the front and a courtyard garden to the rear along with workshop. The property is offered for sale with no onward chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Vestibule
Ceramic tiled flooring, half height ceramic tiling, door to:

Hallway
Radiator, coving to ceiling, stairs to first floor landing, door to:

Dining Room 13'10" x 11'6" (4.21m x 3.51m)
UPVC double glazed window to rear, fireplace, built-in under-stairs storage cupboard, double radiator, dado rail, coving to ceiling, sliding door, door to:

Lounge 13'1" x 10'8" (3.99m x 3.25m)
UPVC double glazed window to front, decorative living flame effect electric fire set in feature Adam style surround and marble effect inset and hearth, radiator, dado rail, two wall lights, coving to ceiling.

Kitchen 10'6" x 7'7" (3.20m x 2.32m)
Fitted with a matching range of white base and eye level units with underlighting, drawers and cornice trims, stainless steel sink with single drainer and mixer tap, plumbing for, vent for tumble dryer, space for fridge/freezer, gas point for cooker, uPVC double glazed window to side, radiator, double glazed door to rear, door to:

Landing
Built-in storage cupboard, radiator, door to:

Bedroom 1 13'3" x 14'4" (4.03m x 4.36m)
UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple with full-length sliding doors, hanging rail and shelving, radiator.

Bedroom 2 14'1" x 9'4" (4.29m x 2.84m)
UPVC double glazed window to rear, built-in triple wardrobe(s) with hanging rails and shelving, radiator.

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Bathroom
Fitted with four piece white suite comprising deep panelled bath, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 3 6'9" x 8'2" (2.06m x 2.49m)
UPVC double glazed window to rear, built-in double wardrobe(s) with hanging rails and shelving, wall mounted gas heater.

Outside
Front garden, enclosed by dwarf stone wall to front and sides, paved pathway leading to front entrance door with slate chipping area and mature flower and shrub borders. Rear, enclosed by timber fencing to rear and side, concrete hard standing and courtyard, rear gated access.

Workshop
UPVC double glazed window to side, double glazed entrance door.

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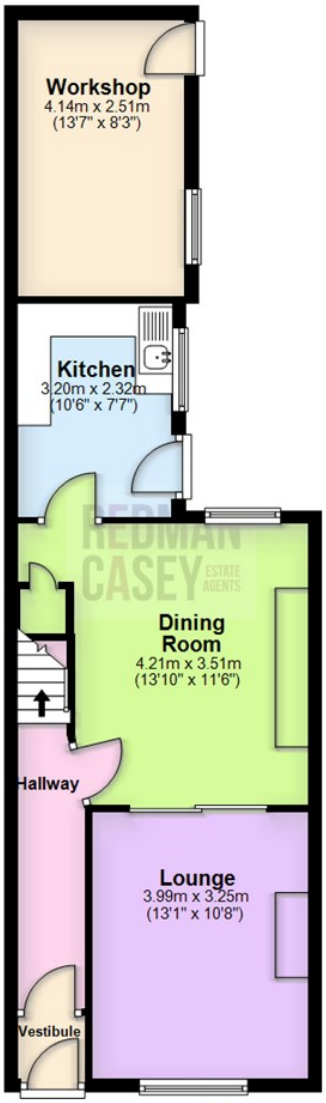
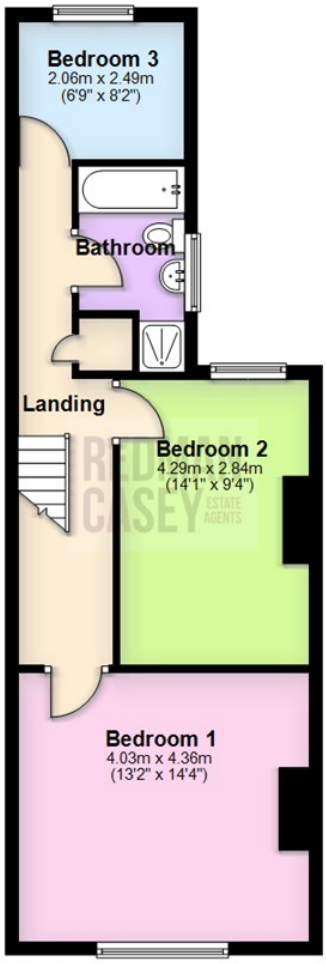
Ground Floor

Approx. 54.4 sq. metres (585.7 sq. feet)



First Floor

Approx. 50.0 sq. metres (537.7 sq. feet)



Total area: approx. 104.4 sq. metres (1123.4 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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