REDMAN CASEY ESTATE AGENTS

21 The Cheethams, Blackrod, Bolton, BL6 5RR

Offers In The Region Of £280,000

Superbly presented and extended three bedroom semi detached property. Located in a small cul de sac on this popular residential development the property offers excellent accommodation as is ideally located for access to local amenities, sought after local schools and transport links for rail and motorway. Viewing is essential to appreciate all that is on offer, Sold with no onward chain and vacant possession.

- 3 Bedroom Extended Semi Detached
- Fitted Dining Kitchen
- Modern Fitted Shower Room
- EPC Rating D
- Spacious Lounge
- Conservatory and Utility
- Gardens and Parking
- Council Tax Band C

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

Deceptively spacious semi detached property with three generous bedrooms located in a quiet cul de sac position. The property is in excellent decorative order throughout and is ideally located for access to sought after local primary schools, Middlebrook retail park along with M61 motorway junction and railway stations at Blackrod and Horwich Parkway. The property is being sold with no onward chain and vacant possession and comprises : Entrance hall, lounge, fitted dining kitchen, large conservatory, utility room and cloaks wc. To the first floor there are three generous bedrooms, two with fitted wardrobes and a modern fitted shower room. Outside there are private gardens to the rear with concrete imprinted patio and artificial lawn, to the front there is an extensive driveway and lawned garden. Viewing is essential to appreciate all that is on offer.

Entrance Hall
Built-in under-stairs storage cupboard, radiator, oak flooring, coving to ceiling, stairs to first floor landing, Composite double glazed entrance door with stained glass and matching side glazed panels, door to:

Lounge 14'6" x 10'7" (4.42m x 3.22m)
UPVC double glazed bow window to front, living flame effect electric fire set in ornate surround and marble effect inset and hearth, radiator, two wall lights, coving to ceiling.

Kitchen/Diner 10'1" x 16'10" (3.08m x 5.13m)
Fitted with a matching range of cream fronted base units, drawers, cornice trims and contrasting worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, oak flooring, uPVC double glazed double doors, door to:

Conservatory
Half brick construction with uPVC double glazed windows, double glazed lantern style roof, power and light connected, window to rear, two windows to side, double radiator, ceramic tiled flooring, uPVC double glazed french doors to garden, door to:

Utility 4'8" x 6'0" (1.42m x 1.84m)
UPVC double glazed window to rear, window to side, door to:

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

WC
Fitted with two piece white comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and half height ceramic tiling to all walls, heated towel rail, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, laminate flooring.

Storage Garage 13'0" x 8'10" (3.95m x 2.69m)
Integral garage with power and light connected, up and over door.

Landing
UPVC frosted double glazed window to side, built-in storage cupboard, door to:

Bedroom 1 13'5" x 9'0" (4.09m x 2.75m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching bedside cabinets, radiator, coving to ceiling.

Bedroom 2 12'4" x 10'0" (3.75m x 3.05m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, matching dressing table and bedside cabinets, double radiator.

Bedroom 3 10'6" x 7'7" (3.20m x 2.31m)
UPVC double glazed window to front, radiator.

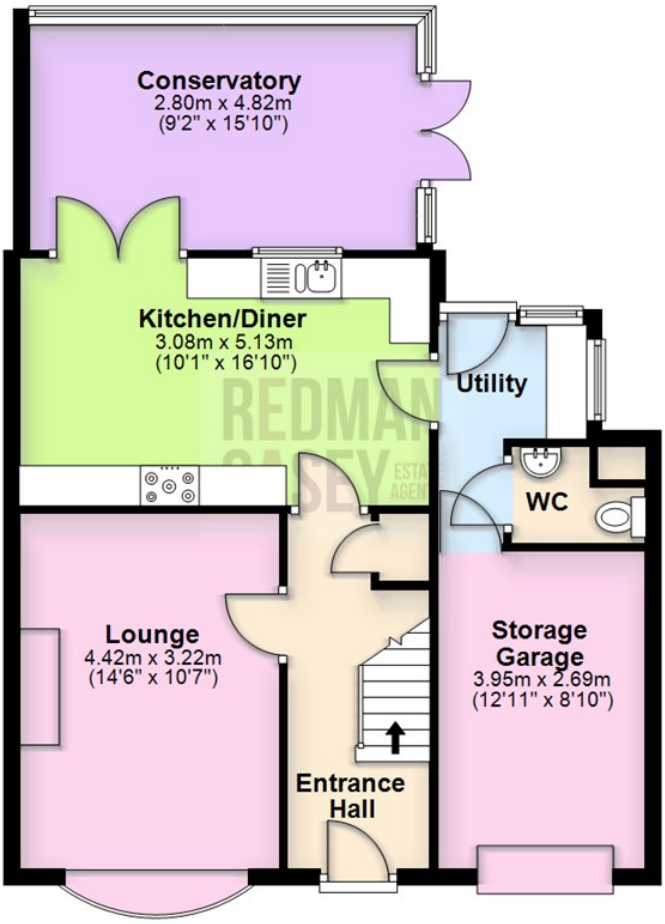
Shower Room
Fitted with three piece modern white suite comprising tiled shower enclosure with folding glass screen, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, laminate flooring.

Outside
Open plan front garden, timber fencing and mature hedge to sides, extensive block paved driveway to the front leading to garage with off road parking for two cars, block paved pathway leading to front entrance door and side gate.
Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large concrete imprinted sun patio with artificial lawned area, mature flower and shrub borders, outside cold water tap, security light.

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

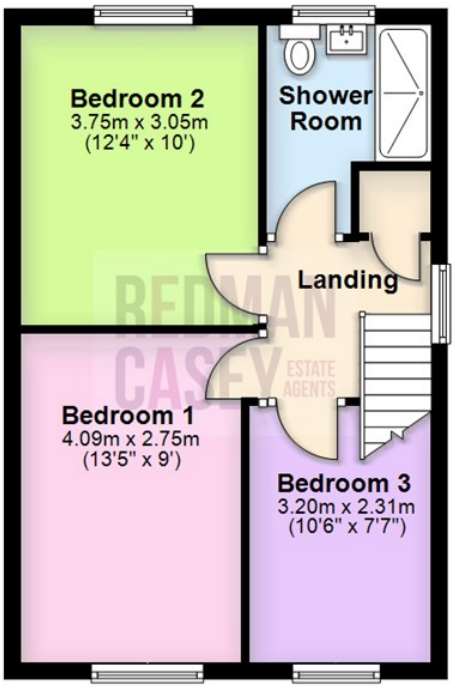
Ground Floor

Approx. 59.3 sq. metres (638.3 sq. feet)



First Floor

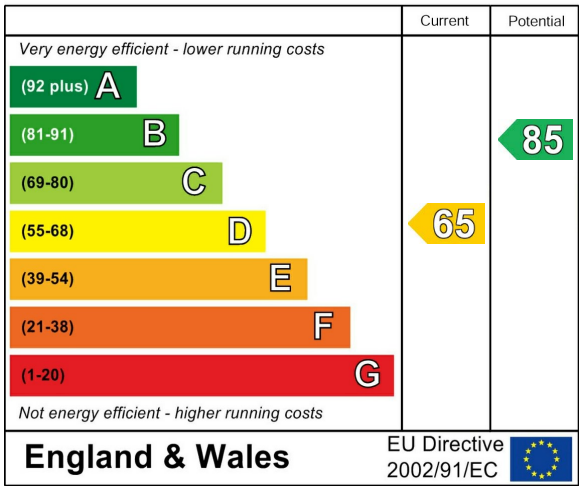
Approx. 41.0 sq. metres (441.6 sq. feet)



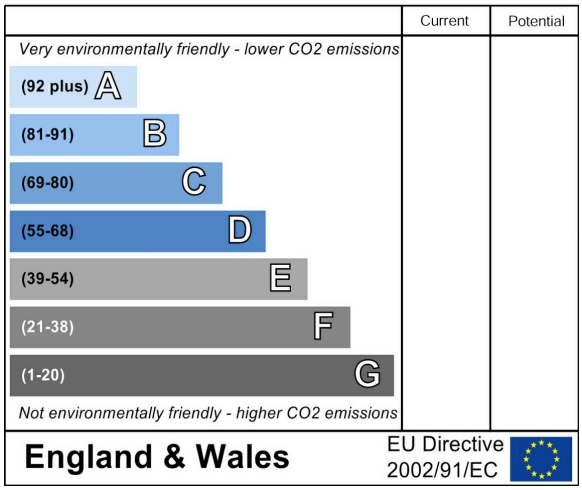
Total area: approx. 100.3 sq. metres (1079.9 sq. feet)

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