REDMAN CASEY ESTATE AGENTS

127 Vicarage Road, Blackrod, Bolton, BL6 5AA

Offers In The Region Of £145,000

Two bedroom semi detached house, situated at the head of a small cul de sac in this very popular residential location. Close to local schools, shops, local amenities and easy access to country walks and outside area. in need of cosmetic updating the property offers spacious lounge, kitchen and utility area, two generous double bedrooms and bathroom with three piece suite. This property benefits from gas central heating, double glazing, front and rear gardens, and garden shed. Viewing is highly recommended ideal buy to let or first purchase

- Two Bedroom Semi Detached
- Kitchen and Utlity Area
- Bathroom with Three Piece Suite
- EPC Rating TBC
- Spacious Lounge
- 2 generous Bedrooms
- No Chain Vacant Possession
- Council Tax Band A

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

Spacious two bedroom semi detached property ideally situated in this highly popular residential location. Close to both primary and secondary schools, local shops, and all local amenities. Blackrod still has a village feel and is conveniently placed for easy commute via M61 and Railway station. The property comprises:- Entrance hall, lounge, kitchen with utility room off, to the upstairs there are two generous double bedrooms and a family bathroom. The outside has gardens to the front and to the rear. Benefitting from double glazing, gas central heating. This property is a great opportunity for a first time buyer or buy to let investor

Entrance Hall
Stairs, uPVC double glazed entrance door, door to:

Lounge 17'4" x 10'11" (5.28m x 3.33m)
UPVC double glazed leaded window to front, coal effect gas fire set in chimney breast, radiator, two wall lights, coving to ceiling, aluminium double glazed patio door to garden, door to:

Kitchen 11'1" x 6'11" (3.39m x 2.10m)
Fitted with a matching range of base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, electric point for cooker, tiled flooring, open plan, door to:

Utility Area 11'0" x 5'9" (3.35m x 1.75m)
UPVC double glazed window to front, laminate flooring, hardwood door to garden.

Landing
Storage cupboard, uPVC double glazed window to side, built-in storage cupboard, door to:

Bedroom 1 7'10" x 14'11" (2.39m x 4.55m)
UPVC double glazed leaded window to front, radiator, door to:

Cupboard
Built-in over-stairs storage cupboard.

Bedroom 2 9'3" x 11'8" (2.82m x 3.56m)
UPVC double glazed window to rear, radiator, laminate flooring, door to:

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to three walls, uPVC frosted double glazed window to side, radiator, laminate tiled flooring.

Outside

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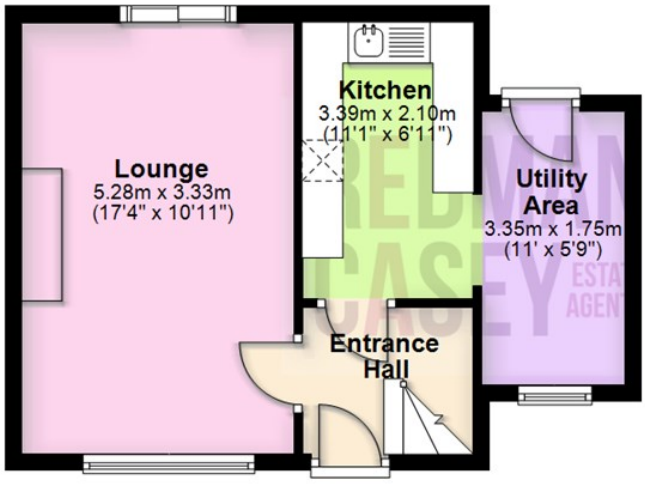
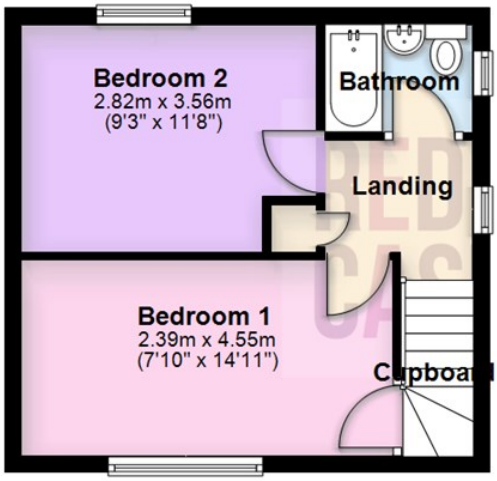
Ground Floor

Approx. 35.4 sq. metres (381.6 sq. feet)



First Floor

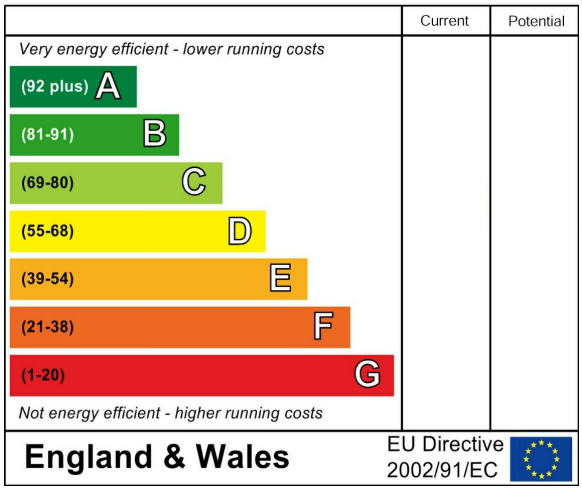
Approx. 29.1 sq. metres (313.7 sq. feet)



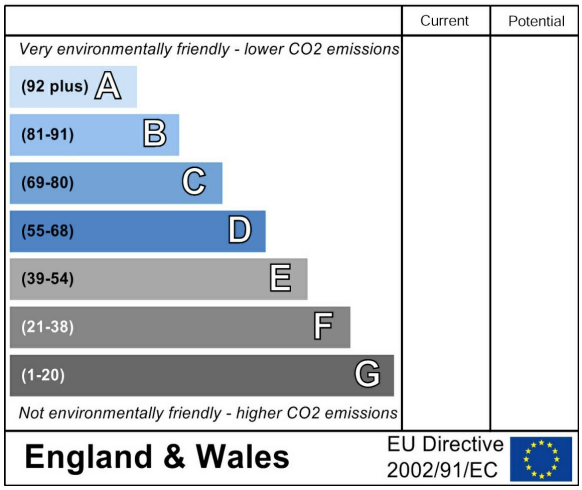
Total area: approx. 64.6 sq. metres (695.3 sq. feet)

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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