REDMAN CASEY ESTATE AGENTS

11 Castlecroft Avenue, Blackrod, Bolton, BL6 5BA

Offers Over £190,000

Two bedroom semi detached Dorma bungalow, with amazing views over Rivington Country Park. This bungalow is located in a quiet residential location, close to local amenities, transport links and shops. Benefiting from double glazing, gas central heating, conservatory, off road parking, gardens front and rear with patio seating area, Viewing is essential to appreciate the location and all this properties potential.

- Bungalow
- Amazing Views To Rear
- Off Road Parking
- Awaiting EPC Council Tax Band C
- Double Glazing
- Two Bedroom
- Garage
- Gardens To Front And Rear
- Gas Central Heating
- Sought After Location

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

Semi Detached two bedroom Dorma bungalow with amazing views of Rivington and surrounding countryside. This bungalow is located in a quiet residential cul-de-sac, close to local amenities, transport links and shops. This home comprises:- Entrance hall, lounge, kitchen, conservatory, bedroom and garage. To the first floor there is a master bedroom and bathroom. To the outside there is a driveway and gardens front and rear. This home benefits from double glazing, gas central heating, integral garage, off road parking, gardens front and rear with patio seating area. Viewing is essential to appreciate the location its views and the homes potential.

Hallway
Double radiator, stairs, uPVC double glazed entrance door to front, door to Storage cupboard.

WC
Toilet

Lounge 15'5" x 11'4" (4.71m x 3.45m)
Log effect gas with cast- iron stove with glass door in chimney, double radiator, uPVC double glazed sliding entrance door to rear,

Conservatory
UPVC double glazed window, two windows to side, double radiator, uPVC double glazed entrance double door to side, door to:

Kitchen 11'9" x 6'0" (3.58m x 1.83m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and worktop space over, stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in electric hob with extractor hood over, ceramic tiled flooring, door.

Bedroom 2 12'0" x 11'4" (3.67m x 3.45m)
UPVC double glazed box window to front, radiator.

Garage
Remote-controlled electric metal up and over door, uPVC double glazed entrance door to rear:

Bedroom 1 14'10" x 6'7" (4.51m x 2.00m)
UPVC double glazed window to rear, radiator, door to Storage cupboard.

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

Bathroom
Three suite with comprising, deep panelled bath, pedestal wash hand basin with electric power shower over and folding glass screen and low-level WC, ceramic and tiling to all walls, heated towel rail, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring.

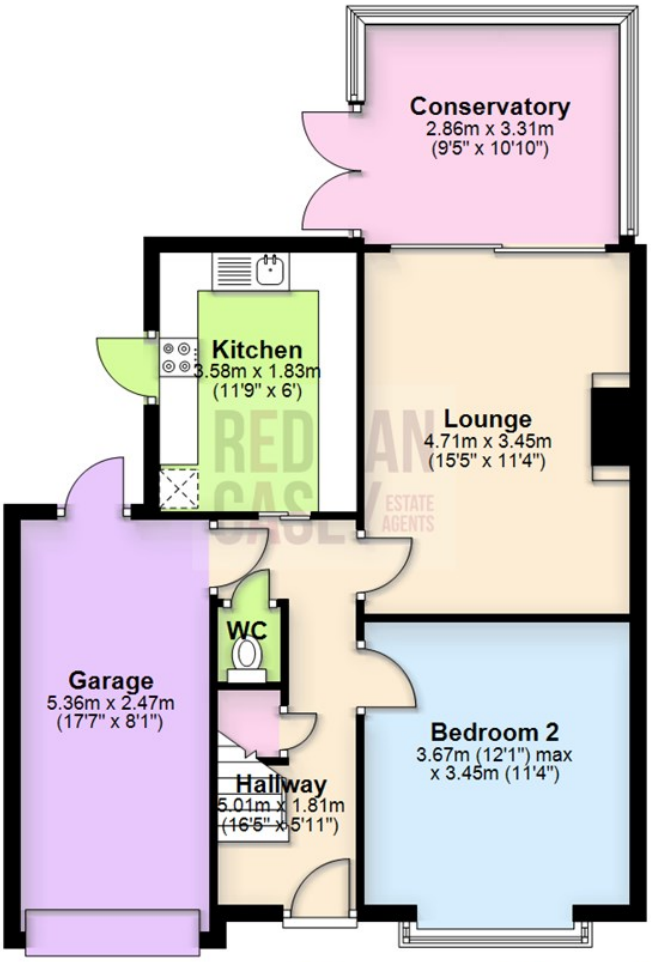
Outside Front
Driveway leading to garage and front entrance door, garden area.

Outside Rear
Garden Area with Patio Seating Area.

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

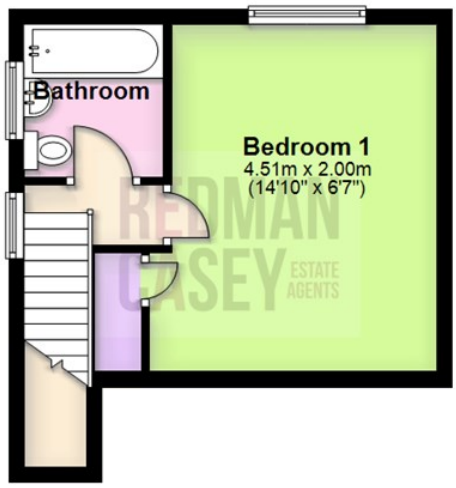
Ground Floor

Approx. 70.6 sq. metres (759.8 sq. feet)



First Floor

Approx. 25.2 sq. metres (271.5 sq. feet)



Total area: approx. 95.8 sq. metres (1031.4 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		

England & Wales EU Directive 2002/91/EC

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