REDMAN CASEY ESTATE AGENTS

224 Station Road, Blackrod, Bolton, BL6 5JE

Offers In The Region Of £170,000

Superbly presented Two double bedroom mid terraced property offering excellent accommodation which is stunning decorative order throughout. The property is ideally located for access to local amenities, shops and schools along with transport links for M61 and Blackrod Railway Station. Viewing is essential to appreciate all that is on offer.

- Superbly Presented
- 2 Double Bedrooms
- Modern Fitted Kitchen
- EPC Rating D
- Move Into Condition
- 2 Receptions
- Stunning Bathroom
- Council Tax Band A

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

Are you looking for a property in move into condition? If so this may be the one for you. We are delighted to offer for sale this stunning and deceptively spacious mid terraced property which is in fantastic condition throughout and is a credit to the current owners. The property offers spacious accommodation decorated to a high standard and fitted with quality kitchen and bathroom fittings and comprises - Entrance hall, lounge, separate dining room open plan to a modern kitchen fitted with dark blue units and having built in and integrated appliances. To the first floor there are two double bedrooms with fitted wardrobes to bedroom 2 and a simply stunning bathroom fitted with a four piece suite including a roll top bath and separate shower cubicle. Outside there is a small front garden and enclosed courtyard to the rear with decking area. Ideally located for access to local amenities, shop and transport links for M61 and Blackrod railway station, viewing is essential to appreciate all that is on offer.

Hall
Ceramic tiled flooring, coving to ceiling, carpeted stairs to first floor landing, double glazed composite entrance door, door to:

Lounge 13'0" x 10'8" (3.96m x 3.24m)
UPVC double glazed bay window to front, ornamental fireplace with feature cast iron surround, double radiator, coving to ceiling, Built in cupboards under bay window.

Dining Room 15'8" x 14'1" (4.78m x 4.29m)
Ornamental fireplace with feature cast iron surround, built-in under-stairs storage cupboard, double radiator, vinyl flooring, uPVC double glazed french doors to rear, open plan, door to:

Kitchen 11'2" x 7'5" (3.40m x 2.25m)
Fitted with a matching range of dark blue with underlighting, drawers, cornice trims and contrasting worktops, 1+1/2 bowl china sink unit with swan neck mixer tap and tiled splashbacks, integrated fridge/freezer, washing machine, gas point for cooker with extractor hood over, uPVC double glazed window to side, vinyl flooring, uPVC double glazed door to rear.

Landing
Door to:

Bedroom 1 13'0" x 14'4" (3.96m x 4.37m)
UPVC double glazed window to front with shutter, radiator, Feature panelling to one wall.

Bedroom 2 13'10" x 9'2" (4.21m x 2.79m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.

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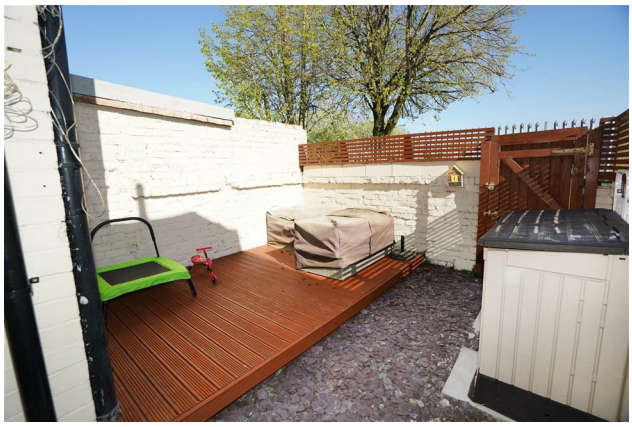
Bathroom
Fitted with four piece Victorian white suite with comprising, roll top bath with ornamental feet, hand shower attachment over and matching telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure and low-level WC, heated towel rail, extractor fan, uPVC double glazed window to rear, built-in boiler cupboard with housing, wall mounted gas combination boiler serving heating system and domestic hot water and additional shelving, ceramic tiled flooring, Half height timber panelled walls, door.

Outside
Front, enclose by dwarf brick wall, paved pathway leading to front entrance door and with slate chipping area.
Rear courtyard enclosed by brick wall to rear and sides, timber decking area, stepping stone path with slate chippings, rear gated access, courtesy lighting.



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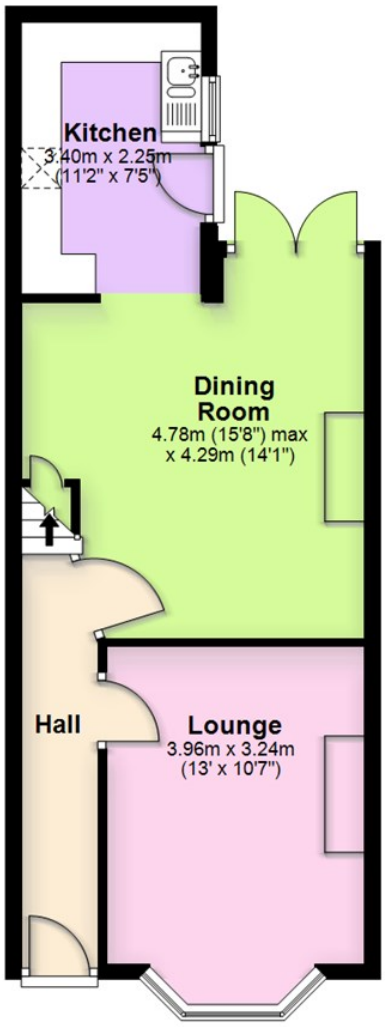
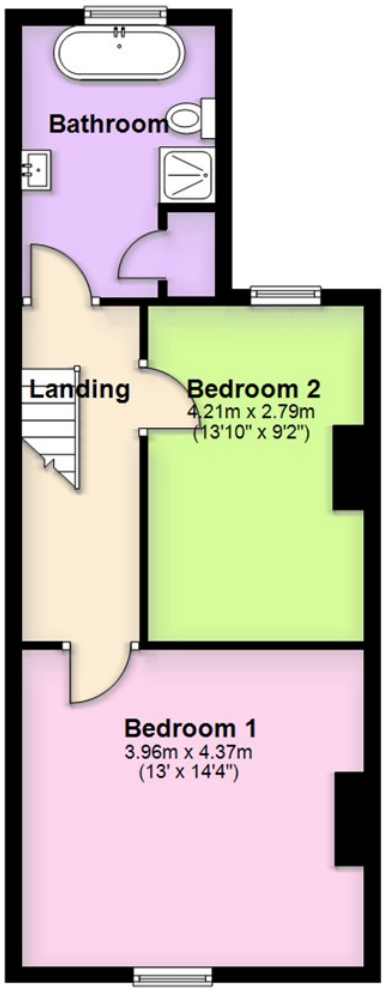
Ground Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



First Floor

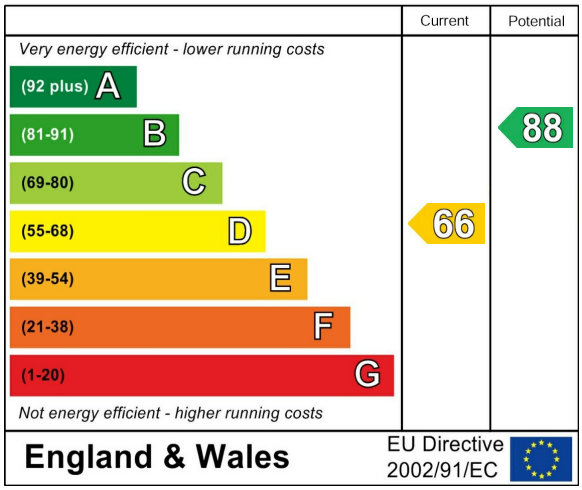
Approx. 44.5 sq. metres (479.1 sq. feet)



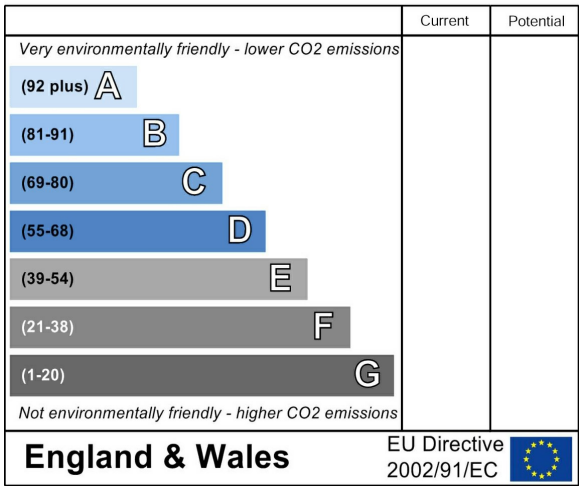
Total area: approx. 89.2 sq. metres (959.8 sq. feet)

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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