REDMAN CASEY ESTATE AGENTS

73 Hill Lane, Blackrod, Bolton, BL6 5JN

Asking Price £192,000

Three Bedroom semi detached property situated in a very popular residential location, close to countryside, local amenities and transport links. This modern home benefits from gardens front and rear with patio seating area, dedicated parking space, ground floor WC fully double glazed and gas central heating. The property is sold with vacant possession and no onward chain viewing is highly recommended to appreciate the location and all that this property has to offer.
**This property is sold as an affordable home which means that the value paid is 80% of the total value this is only available to owner occupiers, no investors or buy to let. This property must always be sold with a 20% discount of market value **

- Three Bedroom
- Gardens Front And Rear
- Fully Double Glazed
- Vacant Possesion
- Council Tax Band B
- Semi Detached
- Off Road Parking
- Gas Central Heating
- Freehold
- EPC Rating B

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

Three bedroom semi detached property located in a very popular and quiet residential area close to countryside, local shops schools, amenities and good transport links. This property comprises:- Hall, lounge, WC ,kitchen diner. To the first floor there are three bedroom with the master having an En-Suite, and a family bathroom. To the outside there is a small front garden and to the rear a fully enclosed rear garden. Plus designated off road parking. This modern home benefits from being fully double glazed, gas central heating and is freehold, sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate the condition and location plus all that is on offer. **This property is sold as an affordable home which means that the value paid is 80% of the total value this is only available to owner occupiers, no investors or buy to let. This property must always be sold with a 20% discount of market value **

Hall
Radiator, stairs, metal double glazed entrance door to front,

Lounge 16'6" x 11'7" (5.02m x 3.53m)
UPVC glazed box window to front, double radiator, :

WC
UPVC frosted double glazed window to side, two piece suite comprising, pedestal wash hand basin and close coupled WC, tiled splashback, radiator,:

Kitchen/Diner 12'5" x 15'1" (3.78m x 4.61m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear.

Landing
UPVC frosted double glazed window to side, :

Bedroom 1 10'3" x 10'10" (3.12m x 3.31m)
UPVC double glazed window to front, Mirrored wardrobes with sliding doors, radiator :

En-suite
Three piece suite with comprising, pedestal wash hand basin, tiled shower enclosure with folding glass screen and close coupled WC, tiled splashbacks, heated towel rail.

Storage

Bedroom 2 10'0" x 7'1" (3.04m x 2.16m)
UPVC double glazed window to rear, radiator.

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

Bedroom 3 6'10" x 7'0" (2.08m x 2.13m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite with comprising, deep panelled bath with electric shower over tiled shower area with , mixer tap and folding glass screen and close coupled WC, wash hand basin, tiled splashbacks, heated towel rail,

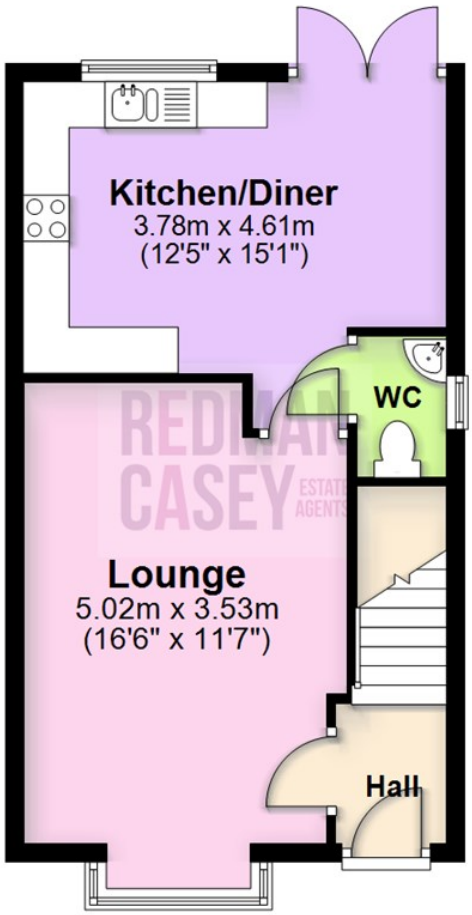
Outside Front
Small lawned area path leading to front door.

Outside Rear
Enclosed rear garden with paved patio seating area mature flower beds with shrubs and planting.

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

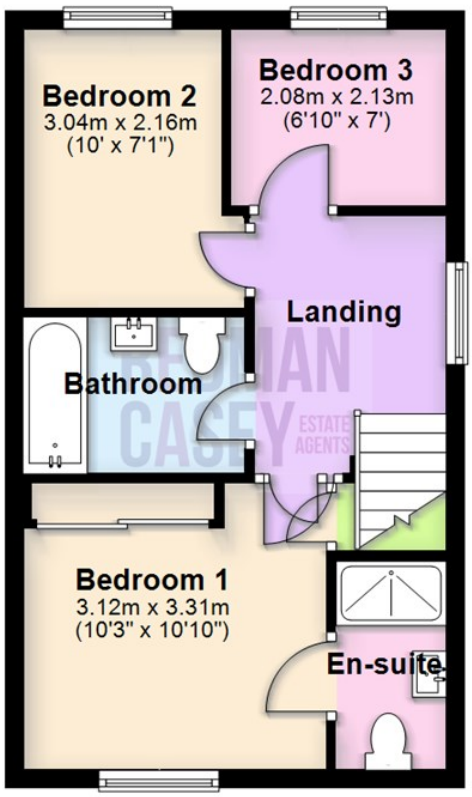
Ground Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



First Floor

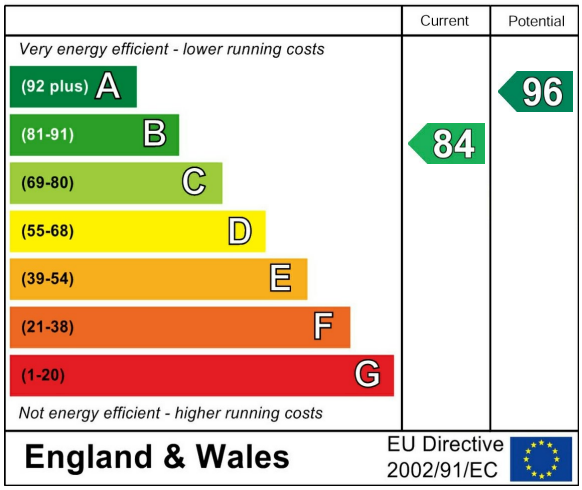
Approx. 36.7 sq. metres (395.1 sq. feet)



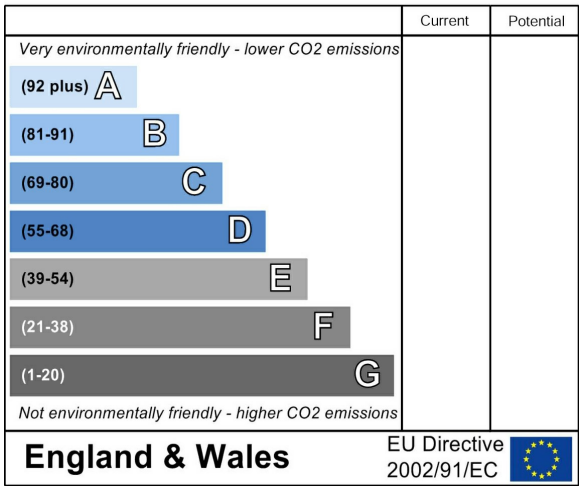
Total area: approx. 75.3 sq. metres (810.2 sq. feet)

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