REDMAN CASEY ESTATE AGENTS

195 Station Road, Blackrod, Bolton, BL6 5JE

Asking Price £195,000

Superbly presented three bedroom end terraced property. Located in a very popular residential area, close to local amenities, shops, schools, great road and rail links making commute convenient. This property benefits from double glazing, gas central heating, large dining kitchen, utility, cellar and two parking spaces. Viewing is essential to appreciate the space, location and condition of this family home.

- Three Bedroom
- Utility Room
- Cellar
- EPC Rating D
- Superb Condition
- End Terraced
- Two Parking Spaces
- Council Tax Band A
- Easy Commute Good Road And Rail Links

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

Superbly presented spacious three bedroom end terraced property. Ideally located in a very residential area, close to local amenities, shops, schools with great road and rail links making commute very convenient. The property comprises:- Entrance hallway lounge, kitchen diner, utility room, cellar. To the first floor there are three bedrooms and a family bathroom. To the outside front there is a small enclosed garden and to the rear there is a fully enclosed rear yard. there is also two parking spaces belonging to the property at the rear. Benefiting from double glazing, gas central heating this excellent home is highly recommended for viewing to appreciate the location the space and the condition that is on offer.

Inner Porch 3'10" x 3'0" (1.16m x 0.92m)
UPVC double glazed entrance door to front, :

Hall 2'7" x 10'4" (0.80m x 3.14m)
Double radiator, stairs, :

Lounge 11'1" x 10'10" (3.38m x 3.30m)
UPVC double glazed window to front, - wood burning stove with glass door in chimney, double radiator.

Kitchen/Diner 13'7" x 14'2" (4.14m x 4.32m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, 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,

Utility Room 6'9" x 5'3" (2.05m x 1.60m)
Fitted with a range of cupboards, plumbing for automatic washing machine, uPVC double glazed window to rear, uPVC double glazed entrance door to side,

Cellar
Cellar with lights and power.

Parking Spaces

Landing 6'9" x 9'11" (2.05m x 3.02m)
Door to:

Bedroom 1 11'1" x 14'2" (3.38m x 4.32m)
UPVC double glazed window to front, two Storage cupboard, radiator, two sliding doors, :

Bedroom 3 9'6" x 6'11" (2.90m x 2.12m)
UPVC double glazed window to rear, double radiator,:

Bedroom 2 6'7" x 7'3" (2.00m x 2.22m)
UPVC double glazed window to rear, double radiator.

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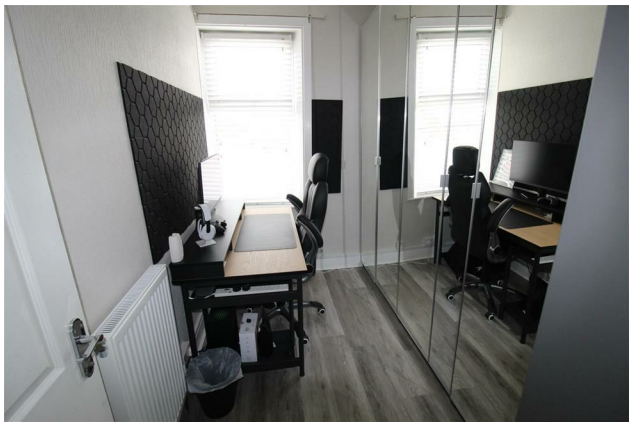
Bathroom 7'10" x 4'4" (2.39m x 1.33m)
Three piece suite comprising wash hand basin in vanity unit with drawers, mixer tap and tiled splashback, bath with shower over and low-level WC, heated towel rail.

Outside Front
Small enclosed garden area.

Outside Rear
Enclosed rear yard with patio seating area laid to paveing.



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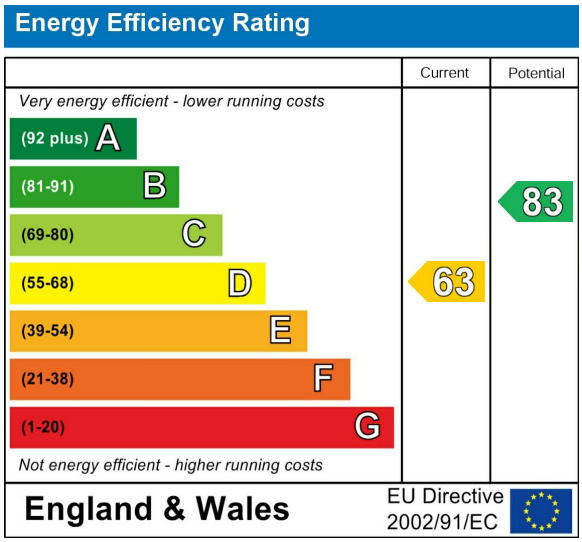

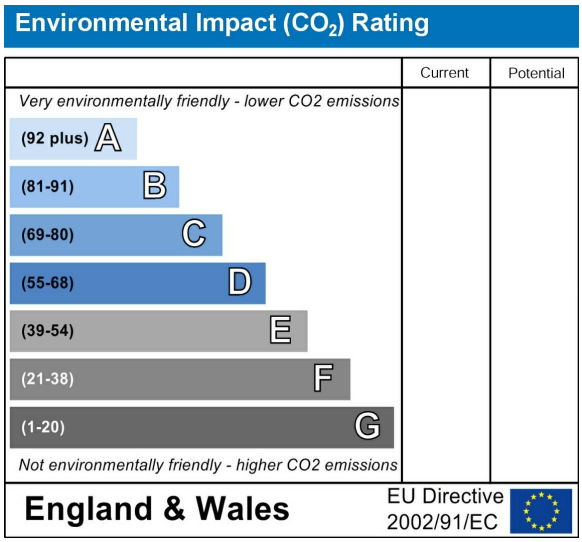

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