REDMAN CASEY ESTATE AGENTS

556 Manchester Road, Blackrod, Bolton, BL6 5SW

Offers In The Region Of £190,000

Three bedroom town house, situated in a quiet residential location. Close to good transport links, good primary and secondary schools and all local amenities. This spacious home is freehold, has gardens to the front and rear, and benefits from double glazing and gas central heating and will be sold with vacant possession. Viewing is essential to appreciate the space, the condition and location of this family home.

- Three Bedroom
- Open Aspect To Front
- Gas Central Heating
- Council Tax Band B
- Freehold
- Gardens To Front And Rear
- Double Glazed
- Vacant Possession
- Awaiting EPC

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

Spacious freehold three bedroom town house. Located in the very popular village of Blackrod in a quiet residential location. Situated close to good road and rail links making commute easy, good primary and secondary schools, and close to all local amenities. This property comprises, Entrance hall, lounge, kitchen diner. To the first floor there are three bedrooms and a family bathroom. Benefitting from gardens front and rear with patio seating area, fully double glazed, gas central heating and open aspect to the front with views over Winter Hill and Rivington Pike. Sold with vacant possession viewing essential to appreciate thee condition and location of this family home.

Entrance Hall 5'1" x 7'4" (1.54m x 2.24m)
uPVC Entrance door to front.

Lounge 14'7" x 12'5" (4.44m x 3.79m)
Two windows to rear, living flame effect electric fire with feature timber surround and marble effect inset and hearth, radiator, double door:

Kitchen/Diner 17'9" x 9'7" (5.40m x 2.92m)
Fitted with a matching range of modern cream base with underlighting, drawers, cornice trims and contrasting worktop space over, glazed display units, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge and freezer, plumbing for washing machine, built-in eye level electric fan assisted double oven, four ring gas with extractor hood over, built-in microwave, uPVC double glazed window to front, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, ceiling with low-voltage ceiling spotlights, uPVC double glazed door to garden, :

Bathroom 7'5" x 4'8" (2.26m x 1.42m)
Fitted with two piece shell style suite comprising deep panelled bath with power shower over and with folding screen and pedestal wash hand basin with tiled splashbacks, Low Level WC full height ceramic tiling to two walls, uPVC frosted double glazed window to front, door:

Bedroom 1 10'2" x 13'5" (3.10m x 4.08m)
UPVC double glazed window to rear, double radiator.

Bedroom 2 9'1" x 11'1" (2.78m x 3.39m)
UPVC double glazed window to rear, double radiator, :

Bedroom 3 8'3" x 8'5" (2.52m x 2.57m)
UPVC double glazed window to front, radiator, :

Landing 5'9" x 5'0" (1.75m x 1.52m)
UPVC double glazed window to front, built-in storage cupboard with shelving, door.

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Outside Front
Large garden area laid to lawn with flower beds.

Outside Rear
Enclosed large rear garden with mature planting and brick built garden storage, patio seating area.

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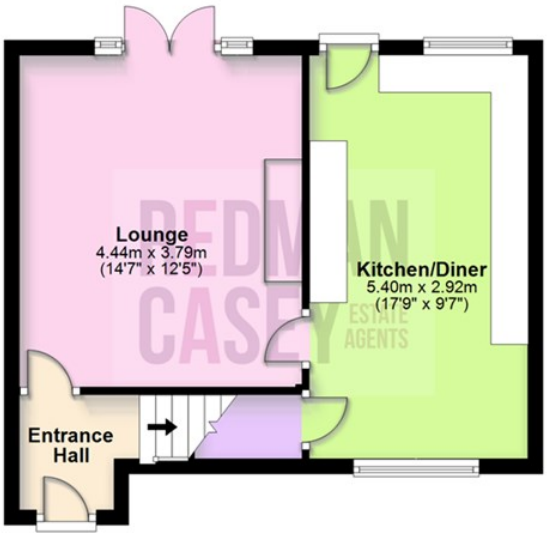
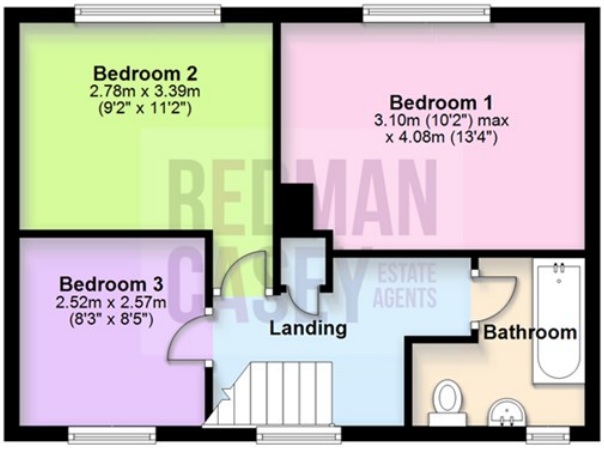
Ground Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



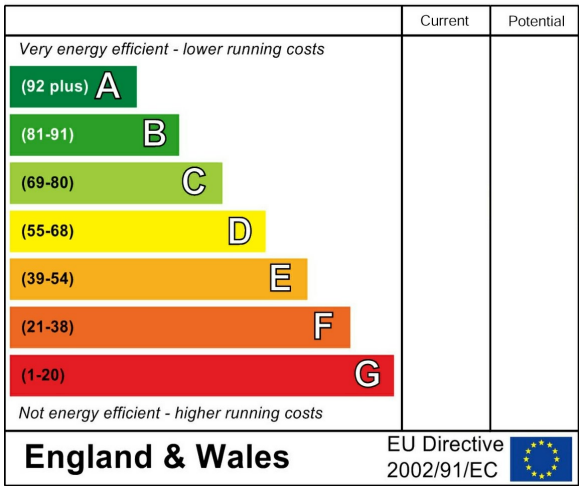
First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)

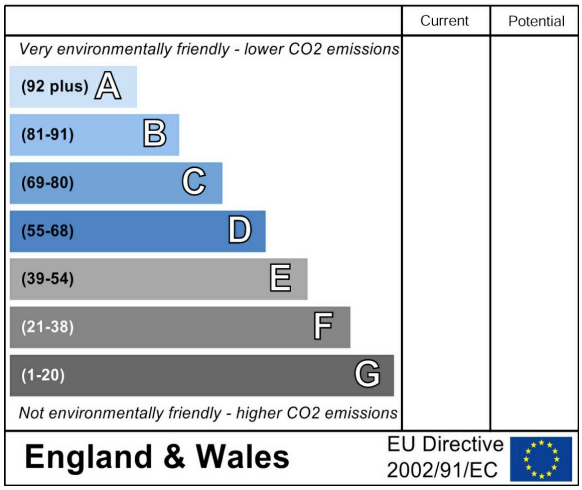


Total area: approx. 78.9 sq. metres (848.8 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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