REDMAN CASEY ESTATE AGENTS

287 Manchester Road, Blackrod, Bolton, Greater Manchester, BL6 5BD

Offers In The Region Of £269,995

Well presented three bedroom semi detached property, located in in the popular village of Blackrod. Close to local primary and secondary schools, road and rail links making commute to Manchester or Preston easy. This home benefits from off road parking, two bathrooms, private rear garden with views over Rivington, gas central heating and fully double glazed. Viewing is essential to appreciate this superb three bedroom home both location and condition.

- Three Bedroom
- Off Road Parking
- Views over Rivington
- Gas Central Heating
- EPC Rating D
- Semi Detached
- Private Rear Garden
- Double Glazing
- Council Tax Band C

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

Spacious well presented three bedroom semi detached property. Located in the very popular location in the village of Blackrod. This popular residential location is close to good transport road and rail links making commute to both Manchester and Preston easy, close to local schools, shops and all local amenities. The property comprises;- Entrance hall, lounge, dining room, kitchen, rear entrance hall, bathroom. To the first floor there are three bedrooms and a family bathroom. To the outside there is a small garden area to the front, a driveway to the side and enclosed rear garden. Benefiting from being fully double glazed, gas central heating off road parking, two bathrooms, patio seating area and rear garden with view over Rivington. Viewing is highly recommended to appreciate the space, condition and location this home has to offer.

Entrance Hall
uPVC entrance door to front.

Lounge 11'1" x 11'5" (3.38m x 3.48m)
UPVC double glazed bay window to front, coal effect gas open fire fireplace with set in and feature Victorian style surround, double radiator, open plan,:

Dining Room 25'10" x 11'9" (7.88m x 3.58m)
UPVC double glazed window to rear, , double radiator, stairs, :

Kitchen/Breakfast Room 13'9" x 8'11" (4.20m x 2.71m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, radiator, ceramic tiled flooring, :

Inner Porch 3'4" x 8'11" (1.01m x 2.71m)
UPVC double glazed entrance door to side, :

Bathroom 6'9" x 8'11" (2.06m x 2.71m)
Three piece suite with comprising, deep panelled bath, pedestal wash hand basin with full height ceramic tiling to all walls and low-level WC, uPVC frosted double glazed window to side, two radiators, ceramic tiled flooring.

Bedroom 1 11'3" x 15'4" (3.44m x 4.67m)
UPVC double glazed window to front, radiator, :

Bedroom 2 14'8" x 9'7" (4.47m x 2.93m)
UPVC double glazed window to rear, fitted wardrobe with hanging space and shelving, 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 8'10" x 8'9" (2.70m x 2.67m)
UPVC double glazed window to rear, radiator, :

Bathroom 4'11" x 6'2" (1.51m x 1.87m)
Three piece suite with comprising, pedestal wash hand basin, shower enclosure with glass screen and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, :

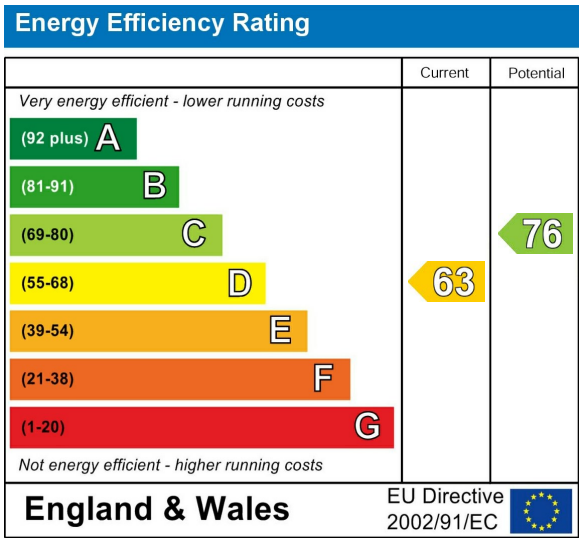
Landing 14'8" x 5'5" (4.47m x 1.65m)

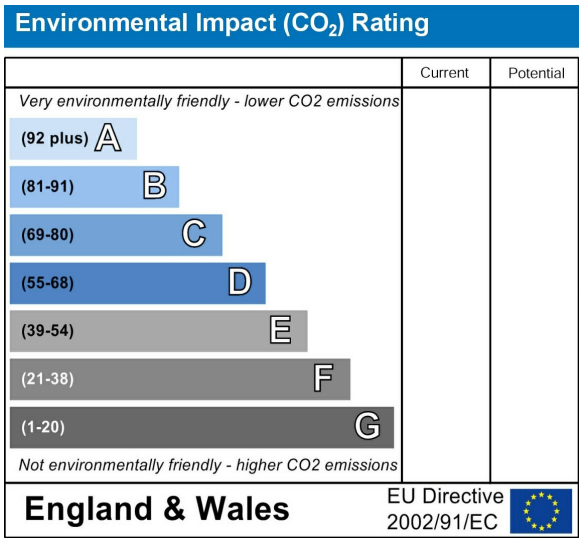
Outside Front
Garden Fronted

Driveway to Side
Private driveway

Outside Rear
Enclosed private garden, patio seating area, laid to lawn with mature planting.

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





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