REDMAN CASEY ESTATE AGENTS

Stockholm, Grimeford Lane, Anderton, Chorley, PR6 9HL

Asking Price £415,000

Spacious three bedroom detached property located in the popular and much sought after area of Anderton. Close to local amenities, shops and on the door step of Rivington. This home offers flexible accommodation over two floors, with off road parking, detached garage and garden outbuildings and large mature garden area. Benefiting from double glazing, gas central heating, conservatory, balcony, two En-suite bedroom and a family bathroom. Sold with vacant possession and no onward chain this is a property that must be viewed to appreciate the condition, location, outside space that this home has to offer.

- Three Bedroomed Detached House
- Large Plot
- Private Secluded Gardens
- Conservatory
- EPC Rating E
- Close to Open Countryside
- Garage and Off Road Parking
- Balcony
- Council Tax Band E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Unique spacious detached three bedroom property, located in a sought after and very popular residential location of Anderton. Close to great transport road and rail links making commute to Manchester or Preston easy all local amenities and on the doorstep of Rivington. This home offers flexible accommodation and comprises:- Entrance hall, dining room, kitchen, lounge, Three double bedrooms two En-suite and a family bathroom, plus balcony and conservatory. To the outside there is off road parking for three vehicles a detached garage and garden storage plus workshop with outside WC with extensive garden and patio seating areas. Benefitting from double glazing and gas central heating this well presented home must be viewed To appreciate all this home has to offer by way of condition, location, and potential.

Hall 11'5" x 9'5" (3.49m x 2.87m)
Entrance door radiator, storage cupboard housing boiler.

Lounge 16'0" x 20'1" (4.88m x 6.11m)
UPVC double glazed window to rear, radiator, feature gas open fire with set in and feature Adam style surround, double radiator, uPVC double glazed entrance double door to side:

Kitchen 11'5" x 11'5" (3.47m x 3.49m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and worktop space over, stainless steel sink unit with mixer tap, built-in integrated fridge/freezer, plumbing for automatic washing machine, fitted eye level electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance door to side:

Dining Room 12'0" x 11'5" (3.66m x 3.49m)
UPVC double glazed bay window to front, two double radiators,

Balcony 10'9" x 10'10" (3.28m x 3.29m)
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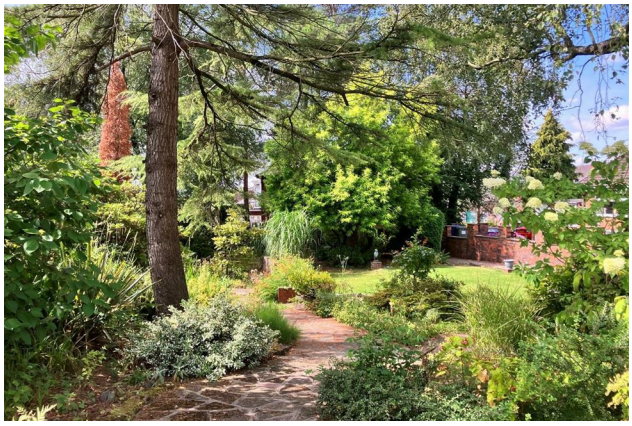
Garage 13'11" x 8'2" (4.24m x 2.48m)
Metal up and over door. power and lighting.

Garden Workshop 6'8" x 5'1" (2.03m x 1.54m)

Garden Storage 4'1" x 5'1" (1.25m x 1.54m)

Inner Hallway 14'1" x 8'11" (4.30m x 2.72m)
Double radiator,



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Bathroom 8'10" x 9'5" (2.69m x 2.87m)
Four piece suite with comprising, corner bath with separate shower and glass screen, wash hand basin, bidet and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

Bedroom 1 6'7" x 15'2" (2.00m x 4.63m)
Window to front, radiator,:

En-suite 2'9" x 10'4" (0.83m x 3.14m)
Three piece suite with comprising, wash hand basin, shower cubicle with glass screen and low-level WC.

Bedroom 2 12'2" x 15'0" (3.71m x 4.57m)
UPVC double glazed window to side, radiator, bi-fold door, :

En-suite 8'3" x 2'4" (2.52m x 0.72m)
Three piece suite with wash hand basin, shower enclosure with glass screen and low-level WC.

Conservatory 16'8" x 9'4" (5.08m x 2.85m)
Window to rear, three windows to sides, uPVC double glazed entrance door.

Bedroom 3 16'8" x 9'11" (5.08m x 3.02m)
Two wardrobes with two sliding doors, double door, radiator

Outside Front
Garden to front with mature planting and lawned area, driveway leading to garage.

Outside Rear
Garden workshop/storage extensive garden area with mature shrubs plants with seating areas, lawn area and pond.

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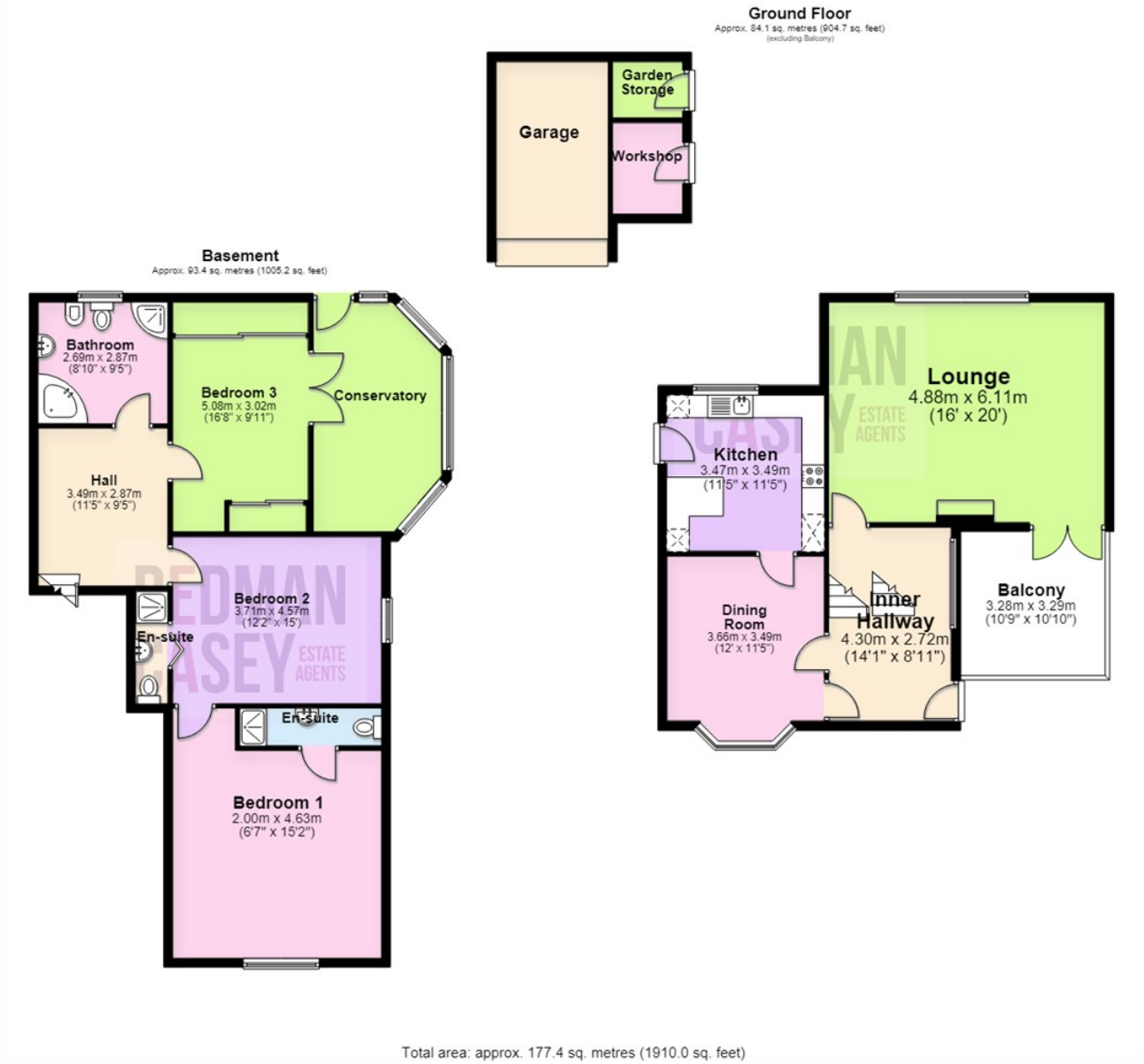

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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