REDMAN CASEY ESTATE AGENTS

173 Vicarage Road, Blackrod, Bolton, BL6 5AA

Offers Around £190,000

Three bedroom Quasi-Semi detached property located in a very popular residential location, close to all local amenities, shops and transport links. This spacious home benefits from double glazing, gas central heating garden fronted and large patio and garden space to rear. sold with vacant possession and no onward chain, Viewing recommended to appreciate the location condition and space this family home offers.

- Three Bedroom
- Gas Central Heating
- Good Outside Space
- EPC Rating C
- Vacant Possession
- Quasi Semi Detached
- Fully Double Glazing
- Freehold
- Council Tax Band A
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Three bedroom Quasi- Semi detached property located in a very popular and residential area. Close to local shops, amenities and primary and secondary schools with a bonus of having great transport links making commute easy:- The property comprises, Lounge, kitchen diner, to the first floor there are three bedrooms and a family bathroom, to the outside there is a small garden to the front and enclosed rear garden space. Benefiting from double glazing, being freehold, gas central heating and is sold with no chain and vacant possession. Viewing very much recommended to appreciate the location, condition, space and all this home has to offer.

Lounge 15'0" x 17'3" (4.57m x 5.25m)
UPVC double glazed window to front, uPVC opaque double glazed window to front, two double radiators, stairs, uPVC double glazed entrance door to front, :

Kitchen/Diner 7'4" x 17'3" (2.24m x 5.25m)
Matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, ceramic tiled flooring, uPVC double glazed entrance door to rear, door to Storage cupboard.

Landing 7'9" x 6'11" (2.36m x 2.12m)
UPVC double glazed window to side,:

Bedroom 1 11'7" x 10'0" (3.54m x 3.04m)
UPVC double glazed window to front, radiator,

Bedroom 2 10'9" x 9'7" (3.27m x 2.92m)
UPVC double glazed window to rear, double radiator, :

Bedroom 3 7'6" x 7'3" (2.29m x 2.21m)
UPVC double glazed window to rear, double radiator.

Bathroom 6'6" x 6'11" (1.97m x 2.12m)
Three piece suite with comprising, deep panelled bath, wash hand basin with full height ceramic tiling to all walls, shower with over and folding glass screen and low-level WC, uPVC opaque double glazed window to front, heated towel rail, ceramic tiled flooring.

Outside Front
Garden Fronted laid to lawn.

Outside Rear
Enclosed rear garden area paved with extensive patio area.

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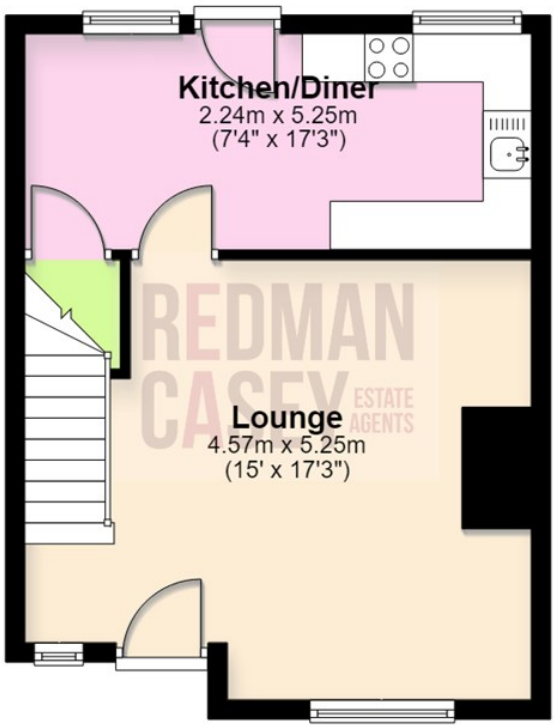
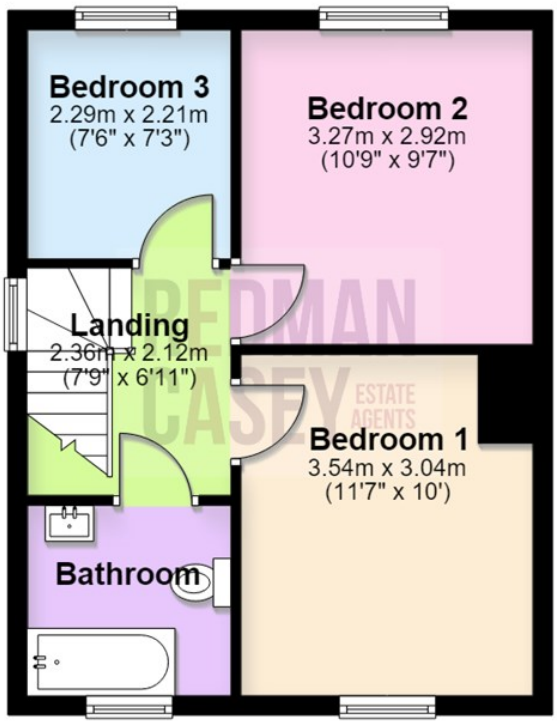
Ground Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



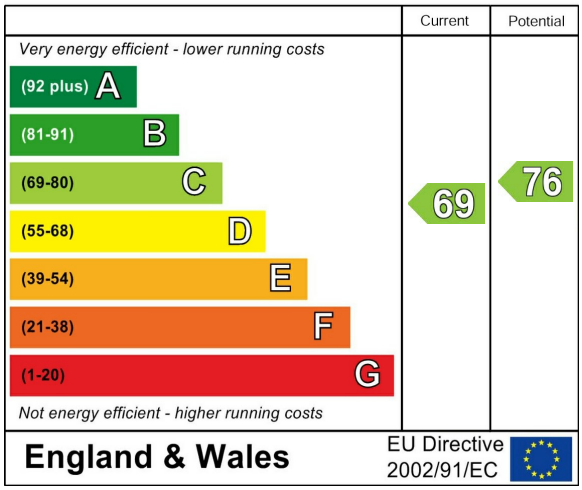
First Floor

Approx. 35.9 sq. metres (386.7 sq. feet)

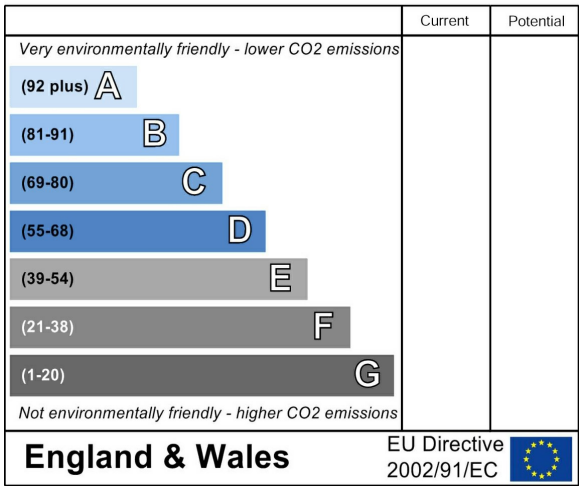


Total area: approx. 71.0 sq. metres (763.9 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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