REDMAN CASEY ESTATE AGENTS

330 Manchester Road, Blackrod, Bolton, BL6 5BG

£170,000

Two double bedroom dormer bungalow requiring update/ renovation throughout. Ideally located for access to local amenities and transport networks. The property offers excellent accommodation with the potential for further expansion. viewing is highly recommended to appreciate all that is on offer. Sold with no onward chain and vacant possession.

- 2 Bedroom Dormer Bungalow
- Fitted Kitchen
- Potential for Expansion
- EPC Rating D
- Spacious Lounge
- In Need Of Updating
- No Chain
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located in this popular residential area, this two bedroom semi detached dormer bungalow offers a fantastic accommodation which does require updating throughout and offers potential for expansion to the side and upstairs. The property at present comprises:- Hallway. lounge, double bedroom and kitchen. To the first floor there is another double bedroom and bathroom with three piece suite. Outside there are gardens to the front and rear with a garage to the side. ideally located for access to local amenities, shops, Middlebrook retail park and transport links for road and rail, viewing highly advised. Sold with no onward chain and vacant possession.

Entrance Hall
UPVC frosted double glazed leaded window to front with stained glass, radiator, stairs, uPVC double glazed entrance door, door to:

Bedroom 1 13'5" x 11'2" (4.10m x 3.40m)
uPVC double glazed box window to front, radiator, coving to ceiling.

Lounge 15'5" x 11'2" (4.70m x 3.40m)
UPVC double glazed leaded window to rear, radiator, coving to ceiling.

Kitchen 11'10" x 5'10" (3.60m x 1.78m)
Base and eye level cupboards with contrasting round edged worktops, composite sink unit with single drainer, mixer tap and tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed leaded window to rear, uPVC frosted double glazed window to side, radiator, tiled flooring.

Landing
UPVC frosted double glazed window to side, door to:

Bedroom 2 11'11" x 11'8" (3.62m x 3.56m)
UPVC double glazed leaded dormer window to front, radiator, door to built in cupboard, double doors to built in wardrobes

Bathroom
Fitted with three piece suite with comprising, panelled bath with electric shower over and folding glass screen and inset wash hand basin with mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, radiator, ceramic tiled flooring.

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Outside
Front garden, enclosed by dwarf brick wall and fencing to front and sides, block paved driveway to the front leading to garage with lawned area and mature flower and shrub borders.
Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders.

Garage 17'9" x 9'1" (5.41m x 2.77m)
Integral single garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water plumbing for washing machine, two windows to side, Up and over door, door.

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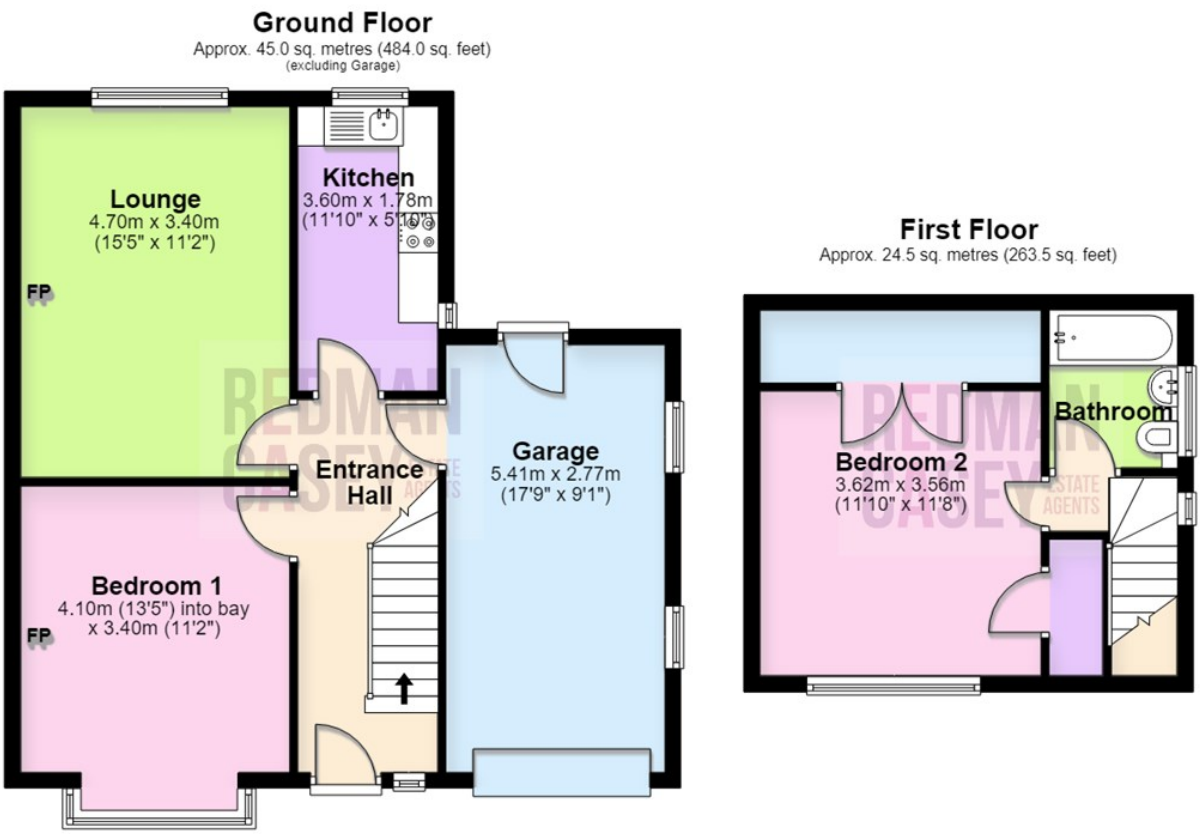
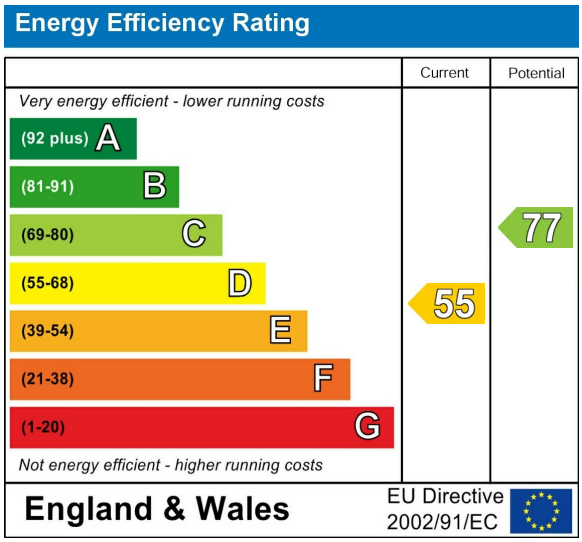
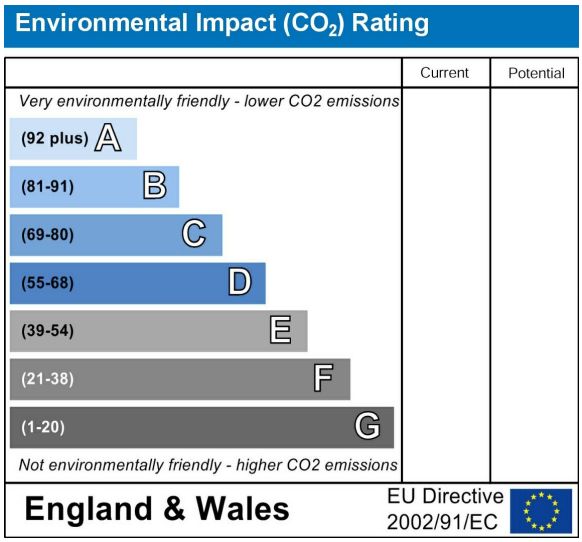


Total area: approx. 69.4 sq. metres (747.4 sq. feet)





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