REDMAN CASEY ESTATE AGENTS

189 Station Road, Blackrod, Bolton, BL6 5JE



Offers Around £189,000

Two bedroom mid terraced property, located in a very popular residential location. This spacious home is close to local shops, schools, all local amenities close to rail links making commute to Manchester or Preston very convenient. Benefits from extended to the rear, large cellar room, fully double glazed gas central heating and two private parking spaces to the rear. Sold with vacant possession and no onward chain viewing is highly recommended to appreciate the space, location and what this property has to offer.

- Mid Terraced
- Cellar Room
- Council Tax Band A
- No Chain
- Extended To Rear
- Two Bedroom
- Two Private Parking Spaces
- EPC Rating D
- Vacant Possession

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

Spacious two bedroom extended two bedroom mid terraced property. Located in a very popular residential location, close to road and rail links making commute to Manchester or Preston very easy, close to local primary and secondary schools, shops and all local amenities. This home comprises:- Lounge, dining room, kitchen, cellar, to the first floor there are two bedrooms and a family bathroom. This home also benefits from, small garden to the front, rear enclosed courtyard area, two parking spaces, fully double glazed, gas central heating and is sold with vacant possession and no onward chain. This home is highly recommended for viewing to appreciate the location, condition and all this home has to offer.



Lounge 11'1" x 14'6" (3.37m x 4.42m)
UPVC double glazed window to front, Cast Iron Victorian style fire surround, radiator, hardwood entrance door to front,



Dining Room 13'8" x 14'6" (4.17m x 4.42m)
Window to rear, open fire with set in and feature Victorian style surround, radiator, open plan,

Kitchen 6'11" x 13'5" (2.12m x 4.10m)
With worktop space over fitted with a matching range of base and eye level cupboards, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge and freezer, plumbing for automatic washing machine, fitted oven, uPVC double glazed window to rear, twohardwood double glazed velux skylight to rear, radiator, uPVC double glazed frosted entrance door to rear.



Cellar 13'3" x 14'0" (4.05m x 4.27m)
UPVC double glazed window to front with electric fire with glass door in chimney, breast.

Landing 7'4" x 7'0" (2.24m x 2.13m)

Bedroom 1 11'1" x 14'6" (3.37m x 4.42m)
UPVC double glazed window to front, fitted wardrobes with hanging space and storage, radiator, three double doors,

Bedroom 2 16'8" x 7'2" (5.08m x 2.19m)
UPVC double glazed window to rear, radiator, :



Bathroom 8'8" x 7'0" (2.65m x 2.13m)
Low Level WC, Pedestal wash hand basin with with mixer tap, uPVC frosted double glazed window to rear, full height ceramic tiling to two walls, heated towel rail, ceramic tiled flooring.

Front Garden
Enclosed front garden laid to artificial lawn.

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Outside Rear
Enclosed rear garden area laid to decorative stone with seating and patio space.

Rear Parking
Two private parking spaces.

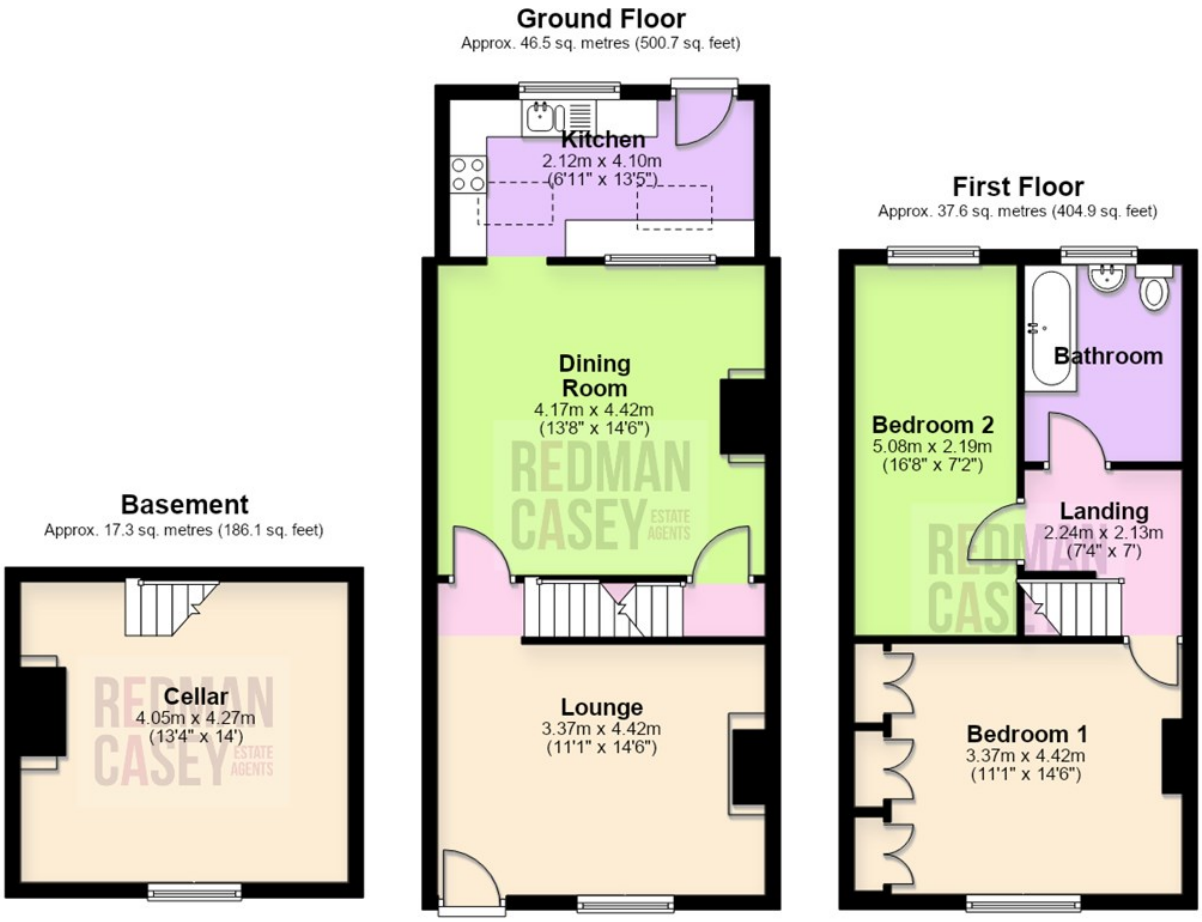




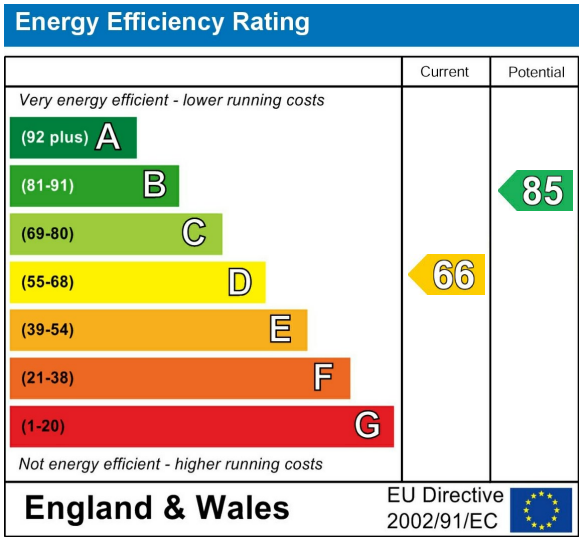


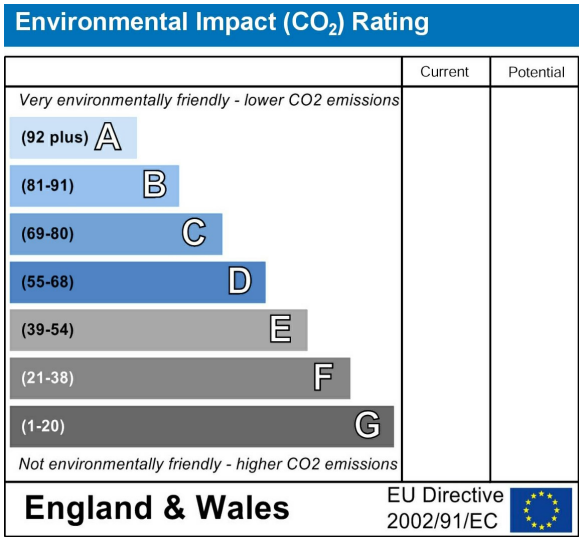


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Total area: approx. 101.4 sq. metres (1091.6 sq. feet)





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