REDMAN CASEY ESTATE AGENTS

26 Kenmore Close, Blackrod, Bolton, Lancashire, BL6 5UW



Offers Over £350,000

Modern 4 bedroom detached family home, set on this sought after development and being ideally positioned for access to local amenities, shops and transport links along with countryside walks on the doorstep. Offering excellent accommodation with spacious reception room, a fantastic open plan living kitchen diner and 4 generous bedrooms the master with en-suite shower room, family bathroom, superb rear garden which is south facing and has been landscaped with large porcelain patio and artificial grassed area. Parking for 2 cars plus single garage. Sold with no chain and vacant possession , viewing is essential to appreciate all that is on offer.

- SOLD WITH NO ONWARD CHAIN
- Modern 4 Bedroom Detached
- Superb Open Plan Living Kitchen Diner
- En-suite to Master Bedroom
- South Facing Landscaped Rear Garden
- Vacant Possession
- EPC Rating B
- Council Tax Band E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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SOLD WITH NO CHAIN Superb four-bedroom detached house nestled in a semi-rural cul-de-sac location between Blackrod and Haigh. The property offers spacious accommodation which comprises a spacious and bright reception to the front and a stylish and well-equipped open plan living kitchen diner to the rear, featuring modern integrated appliances and plenty of storage space with a central island, with further space for dining and double doors leading into the garden. A cloakroom fitted with a w/c and wash basin. To the first floor, the four bedrooms are of generous proportions with the main bedroom benefiting from a private ensuite shower room and family bathroom fitted with three piece suite. Outside to the front there is a double driveway offering parking for 2 cars along with a single garage To the rear is a south facing garden offering a large porcelain tiled patio and an elevated artificial turf lawn, the outdoor space is designed for both relaxation and entertainment. Ideally located between Blackrod and Haigh, this property offers the perfect balance between suburban tranquillity and urban convenience. Close proximity to local amenities, schools, and transport links ensures that everything you need is within easy reach.

Porch 2'7" x 3'2" (0.79m x 0.96m)
Composite double glazed entrance door, tiled flooring, door to:

Lounge 15'6" x 12'4" (4.73m x 3.75m)
Bay Window to front, radiator, porcelain tiled flooring, telephone point, TV point, door to:

Living/Kitchen/Diner 15'1" x 20'10" (4.60m x 6.34m)
Fitted with a range of modern white base and eye level units with drawers and contrasting worktops, matching island unit, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, two windows to rear, built-in under-stairs storage cupboard, two radiators, porcelain tiled flooring, ceiling with recessed spotlights, stairs, bay with uPVC double glazed French doors with matching side panels to garden, a further set of uPVC double glazed French doors to garden.

WC 3'1" x 5'1" (0.93m x 1.56m)
Frosted double glazed window to side, fitted with two piece modern white suite comprising, pedestal wash hand basin with mixer tap and tiled splashback and WC with hidden cistern, radiator, porcelain tiled flooring.

Landing
UPVC frosted double glazed window to side, built-in airing cupboard housing, factory lagged hot water cylinder, built-in storage cupboard, door to:









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Bedroom 1 9'9" x 11'11" (2.97m x 3.63m)
UPVC double glazed window to front, radiator, door to:

En-suite 3'1" x 8'4" (0.93m x 2.55m)
Fitted with three piece modern white suite with comprising, wall mounted wash hand basin with mixer tap and tiled shower enclosure, WC with hidden cistern, tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, vinyl flooring.

Bedroom 2 11'7" x 8'2" (3.53m x 2.49m)
UPVC double glazed window to rear, radiator.

Bedroom 3 8'6" x 9'6" (2.59m x 2.90m)
UPVC double glazed window to rear, radiator.

Bedroom 4 6'1" x 8'9" (1.86m x 2.67m)
UPVC double glazed window to front, radiator.

Bathroom 6'6" x 6'0" (1.98m x 1.82m)
Fitted with three piece modern white suite with comprising, deep panelled bath with shower over and glass screen and wall mounted wash hand basin with mixer tap, WC with hidden cistern, ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, vinyl flooring.

Outside
Open plan front garden, double width tarmac driveway to the front leading to garage and with car parking space for two cars with grassed area.
Private south facing rear garden, large paved sun patio with steps up to artificial lawned area, enclosed by brick wall and timber fencing to rear and sides, side gated access.

Garage
Attached single garage, Up and over door.









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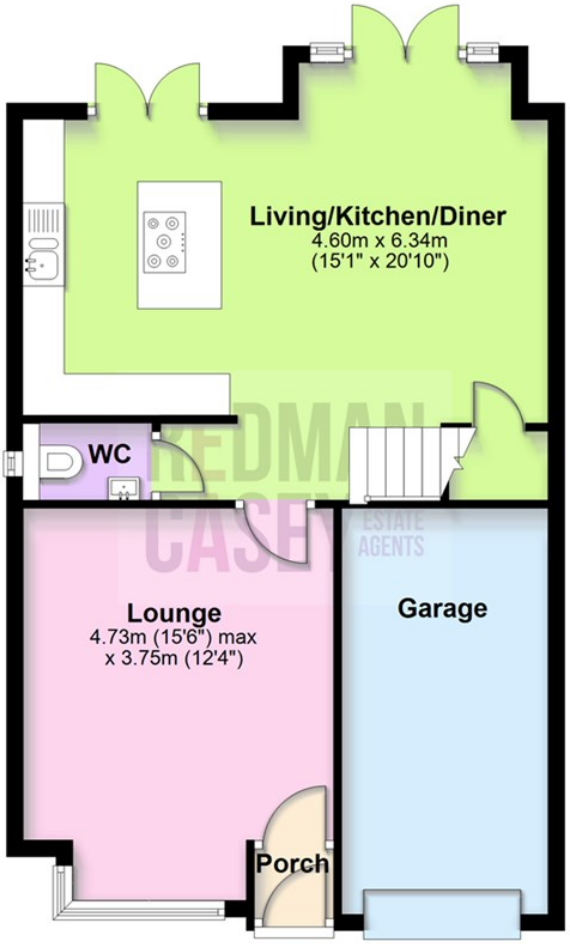
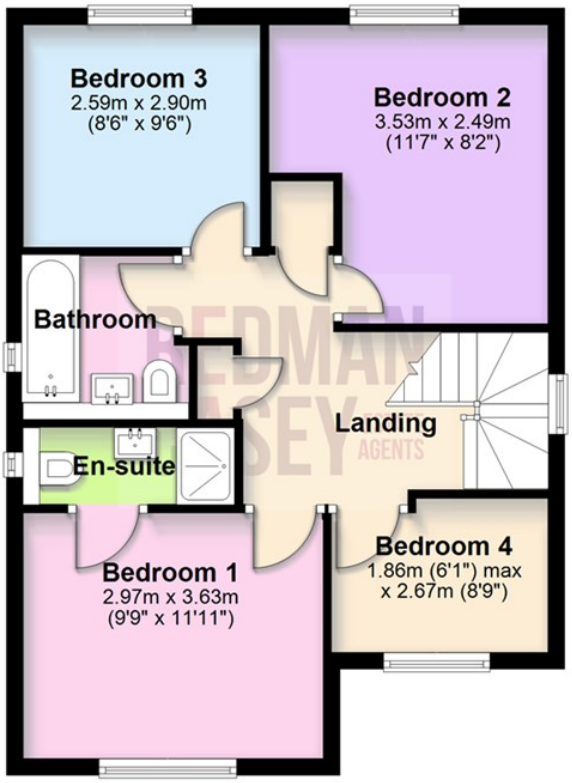
Ground Floor

Approx. 48.8 sq. metres (524.9 sq. feet)
(excluding Garage)



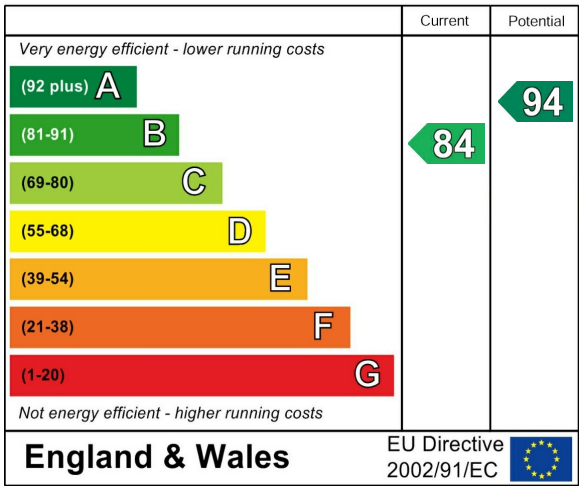
First Floor

Approx. 53.0 sq. metres (570.9 sq. feet)

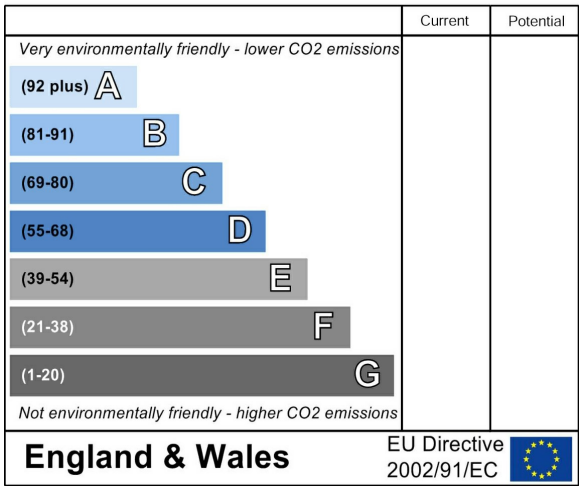


Total area: approx. 101.8 sq. metres (1095.8 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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