

# REDMAN CASEY ESTATE AGENTS

10 Hillside Avenue, Blackrod, Bolton, BL6 5BS



**£200,000**

Deceptively spacious two bedroom semi detached true bungalow which has been extended to the rear to provide a dining area to the kitchen and offers excellent views over Rivington. Internally the property offers a generous lounge, fitted dining kitchen, two bedrooms and bathroom fitted with a coloured three piece suite. The property is sold with no chain and vacant possession and does require some updating / renovation. Viewing is essential to appreciate all that is on offer

- Semi Detached True Bungalow
- Extended Fitted Dining Kitchen
- No Chain
- EPC Rating TBC
- Spacious Lounge
- 2 Generous Bedrooms
- Vacant Possession
- Council Tax Band C

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Situated on the edge of Blackrod and Horwich, Hillside Avenue is a quiet Cul De Sac offering excellent access to local amenities and transport links for A6/M61 along with Rail access at Blackrod Station. The property is a semi detached two bedroom true bungalow that does require some updating / modernisation. The property comprises: Hallway, spacious lounge, fitted dining kitchen, two generous bedrooms and bathroom fitted with a three piece coloured suite. Outside there are gardens to front and rear with views over Rivington moorland to the rear. Sold with no chain and vacant possession the property must be viewed to appreciate all that is on offer.



### Entrance Hall

Radiator, hardwood double glazed entrance door, door to:

### Lounge 13'6" x 12'3" (4.11m x 3.73m)

Hardwood aluminium sealed unit double glazed window to front, hardwood sealed unit double glazed window to side, fireplace with stone built surround and extended plinths for television and video to either side, radiator, coving to ceiling.

### Kitchen/Diner 17'5" x 9'9" (5.32m x 2.98m)

Fitted with a matching range of cream base and eye level units with complementary round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and tumble dryer, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, aluminium double glazed window to side, radiator, coving to textured ceiling, aluminium double glazed patio door to garden and offering views of open countryside and Rivington Pike, door to:



### Bedroom 1 12'8" x 12'2" (3.86m x 3.72m)

Sealed unit double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, radiator.



### Bedroom 2 10'9" x 9'1" (3.27m x 2.78m)

Hardwood and aluminium double glazed window to rear with views of open countryside and Rivington Pike, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, overhead storage and cupboards, radiator.

### Bathroom

Fitted with three piece coloured suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, hardwood aluminium frosted sealed unit double glazed window to rear, radiator.

### Outside

Front garden, enclosed by dwarf brick wall to front and

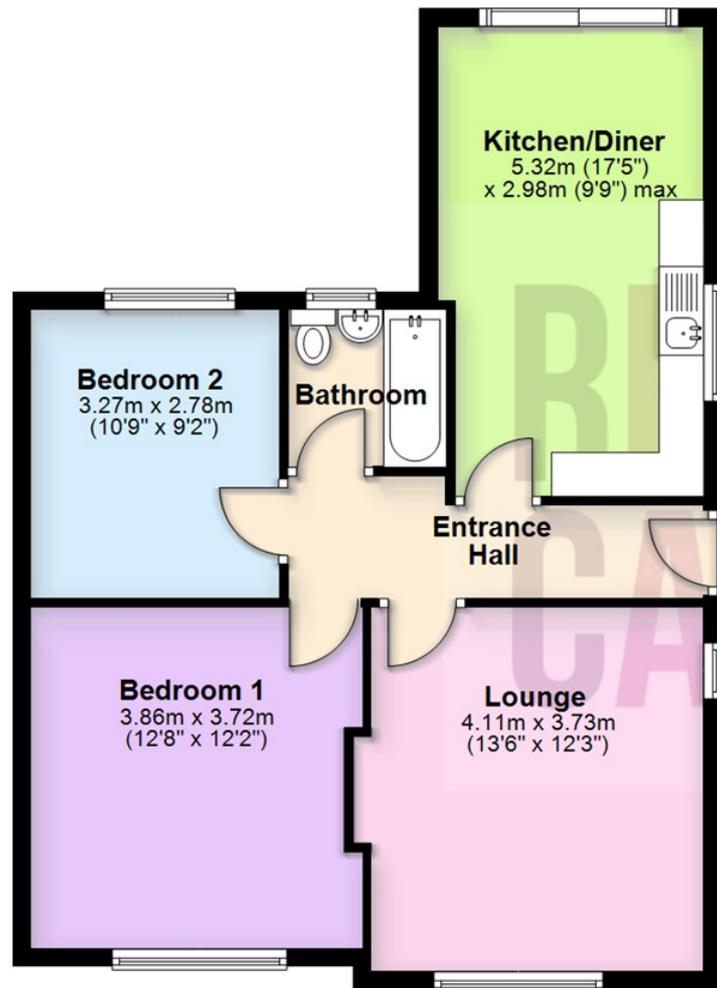


sides, paved pathway leading to side entrance door with lawned area and mature flower and shrub borders. Private rear garden, enclosed by dwarf brick wall and timber fencing to rear and sides, sun patio, brick-built storage shed with power and light connected, steps down to ornamental sunken pond with waterfall feature, mature flower borders beds, concrete pathway leading to side.



## Ground Floor

Approx. 65.0 sq. metres (699.9 sq. feet)



Total area: approx. 65.0 sq. metres (699.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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