

# REDMAN CASEY ESTATE AGENTS

77 Mallard Drive, Horwich, Bolton, Lancashire, BL6 5RN



**£170,000**

\*\*\* Reduced by a further £5000\*\*\* Three bedroom detached property located on this popular residential estate, giving excellent access to local schools and transport network with Blackrod railway station being within 1/2 a mile. The property offers excellent accommodation with spacious living accommodation and potential for expansion

- 3 Beds
- Garage
- No Chain
- Perfect for Families

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\*\*\* Reduced by a further £5000\*\*\* Situated just off Vale Avenue Mallard drive offers a mixed development of town houses and detached properties. We are pleased to offer to the market this three bedroom detached property which will make a superb family home, with potential for expansion should the need arise. Ideally located for access to local schools both junior and senior along with easy access to Blackrod train station and the A6 bypass for M61 links. The property comprises :- Porch, lounge open plan dining area, fitted kitchen. To the first floor there are three bedrooms, two with built in wardrobes and family shower room fitted with a modern white three piece suite. Outside there is an open plan garden to the front extensive driveway leading to the side and rear with parking for three cars. To the rear is an enclosed private garden with graveled patio and lawned area and detached brick built garage with power. The property is sold with no onward chain and vacant possession will be available. Viewing is essential to appreciate.



### **Porch**

Radiator, door to:

### **Lounge 15'9" x 14'9" (4.80m x 4.49m)**

UPVC double glazed wood effect box window to front, coal effect gas fire with surround, double radiator, carpeted stairs to first floor landing, open plan to:



### **Dining Area 9'4" x 7'5" (2.85m x 2.26m)**

UPVC double glazed wood effect window to rear, radiator, door to:

### **Kitchen 9'4" x 7'0" (2.85m x 2.13m)**

Fitted with a matching range of oak effect fronted base and eye level units with contrasting worktop space over, composite sink unit with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge and freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed wood effect window to rear, radiator, vinyl flooring, double glazed door to garden.

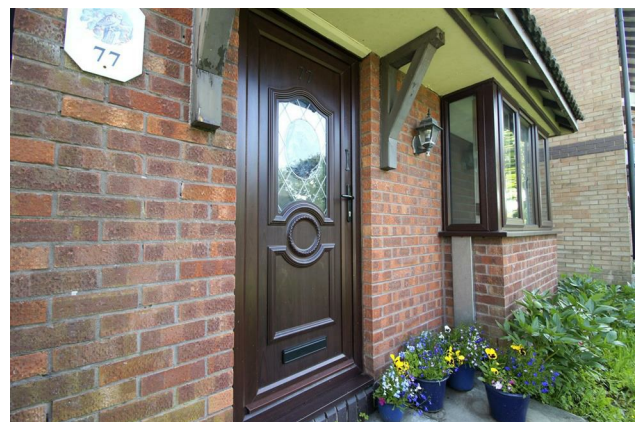


### **Landing**

UPVC double glazed wood effect window to side, built-in under-stairs boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, door to:

### **Bedroom 1 13'10" x 8'8" (4.21m x 2.64m)**

UPVC double glazed wood effect window to front, fitted with a range of wardrobes comprising two built-in double with hanging rails and shelving, fitted matching dressing table and drawers, radiator.





**Bedroom 2 11'2" x 8'8" (3.40m x 2.64m)**

UPVC double glazed wood effect window to rear, fitted double wardrobe(s) with hanging rails and overhead storage, fitted matching dressing table and drawers, radiator, laminate flooring.

**Bedroom 3 7'9" x 5'11" (2.37m x 1.80m)**

UPVC double glazed wood effect window to front, radiator.

**Shower Room**

Fitted with three piece modern white comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring, uPVC panelled ceiling with recessed LED spotlights.

**Outside**

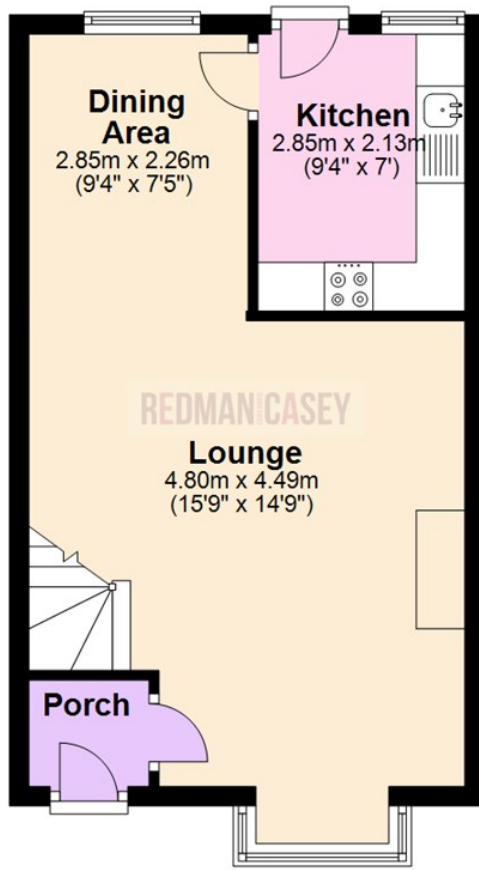
Front - Open plan front garden, paved driveway to the front and side leading to garage and rear with lawned area and mature flower and shrub beds.

Rear - Rear garden, enclosed by timber fencing to rear and sides with lawned area, gravelled sun patio, detached brick built single garage with power and light connected.



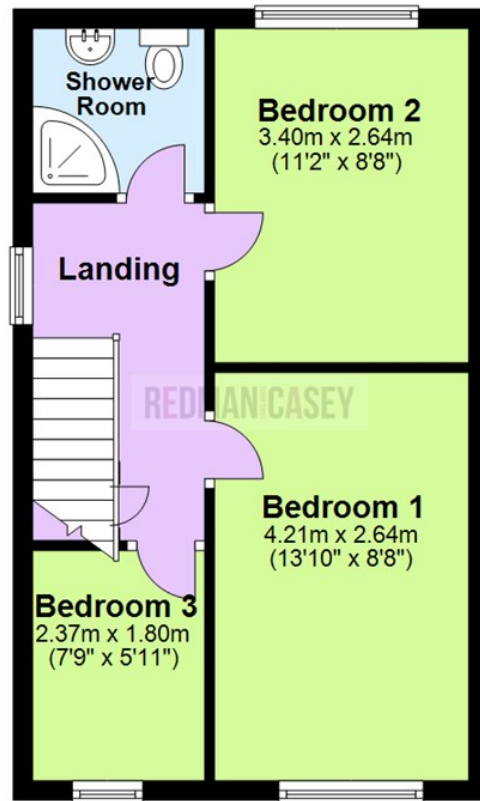
## Ground Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



## First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 70.2 sq. metres (755.1 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>		<b>78</b>
(55-68) <b>D</b>	<b>58</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>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>52</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

