



Fryent Close, Blackrod, Bolton

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this unique three-bedroom detached home, ideally positioned within a quiet cul-de-sac in the sought-after village of Blackrod, Lancashire. Boasting an innovative upside-down layout, this property takes full advantage of its elevated position, offering stunning panoramic views towards Winter Hill and Rivington Pike. Perfectly suited to family living, the home is conveniently located within easy reach of well-regarded schools, local shops and amenities, as well as excellent travel links including Blackrod train station, nearby bus routes, and the M61 motorway providing direct access to Bolton, Chorley, Manchester and beyond. The surrounding area also offers an abundance of countryside walks and outdoor pursuits, making it ideal for those seeking both convenience and a scenic setting.

Upon entering the home, you are welcomed into a spacious reception hall with the staircase leading to the first floor. This level hosts two well-proportioned bedrooms, both benefiting from fitted wardrobes, making them ideal for children or guests. There is also a versatile study which could be used as a home office or hobby room if required. Completing the ground floor is a practical utility room with WC, offering added convenience for busy family life.

Moving upstairs, the property truly comes into its own. The stairs open into a bright and airy lounge, where a large window perfectly frames the far-reaching views, creating a wonderful space to relax and unwind. The adjacent kitchen is fitted with integrated appliances and features a breakfast bar, ideal for informal dining. A hallway leads through to the modern shower room and the generously sized master bedroom. To the rear of the home, you will find a separate dining room, perfect for family meals and entertaining, which flows seamlessly into a conservatory that provides direct access to the garden.

Externally, the property offers on-road parking to the front, with steps leading up to the entrance. To the rear is a beautifully secluded garden, featuring a patio seating area immediately off the home, ideal for outdoor dining, with steps leading up to a well-maintained lawn area. This charming outdoor space, combined with the home's distinctive layout and breathtaking views, makes for a truly appealing family home in a desirable location.















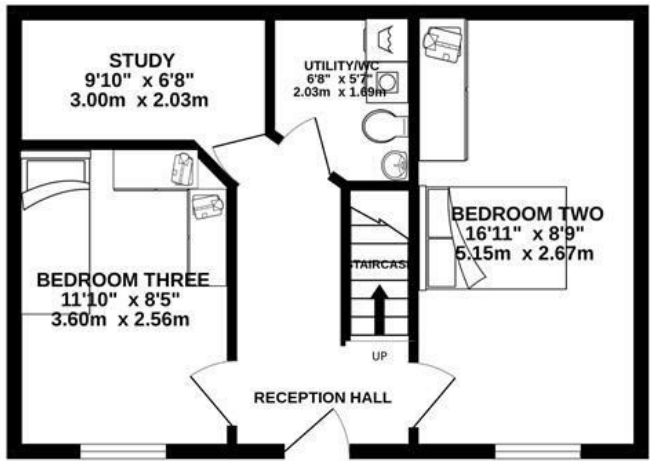




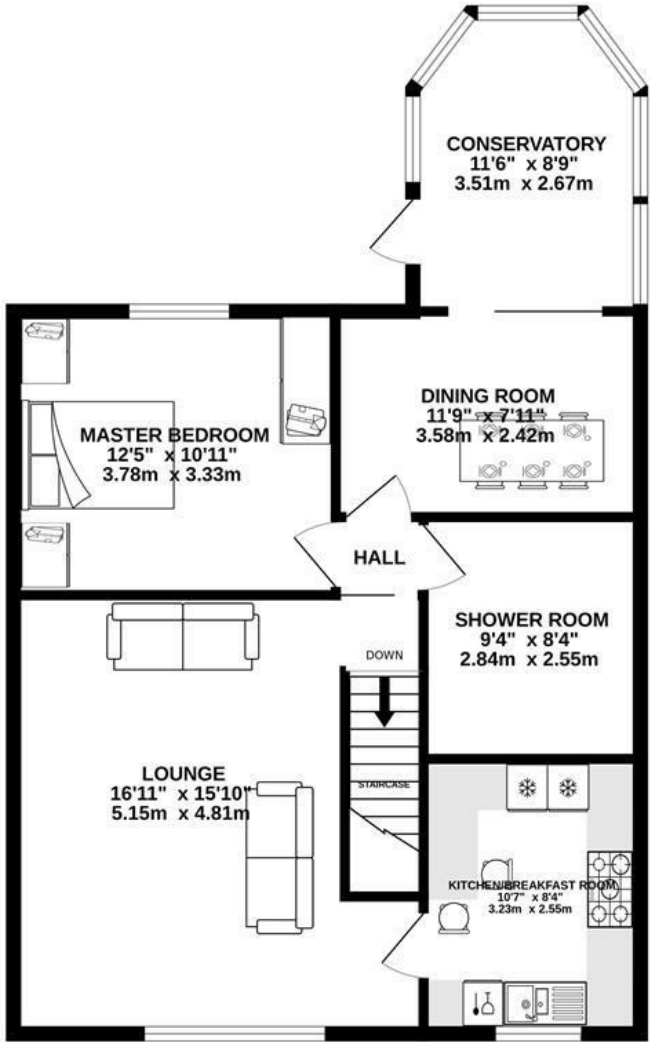


BEN ROSE

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

