REDMAN CASEY ESTATE AGENTS

1 Fryent Close, Blackrod, Bolton, Lancashire, BL6 5BU

£190,000

An extended three bed semi detached residence offered in good decorative order throughout with lounge, dining room, fitted kitchen, three bedrooms and three piece bathroom suite. The property also benefits form integral garage, drive and landscaped gardens with internal viewing highly recommended.

- Three Bedrooms
- Integral Garage & Driveway
- Close To Amenities
- Two Reception Rooms
- Good Decorative Order Throughout
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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An extended three bedroom semi detached home offered in good decorative order throughout in the ever popular village of Blackrod on Fryent Close. Briefly comprising, lounge, dining room, fitted kitchen, integral garage, three bedrooms and a three piece bathroom suite. Externally landscaped gardens and driveway leading to garage. The property is located within easy reach to regarded schools, amenities, shops, cafes, restaurants and transport and commuting links. The property is also within proximity to Middlebrook retail park, Blackrod train station and the village of Horwich. The property offers flexible living accommodation with internal and external inspection highly recommended to fully appreciate.

Porch
Door to:

Lounge 15'9" x 14'8" (4.80m x 4.48m)
UPVC double glazed leaded bow window to front, coal effect gas fire with natural timber surround and marble effect inset and hearth, radiator, coving to ceiling, carpeted stairs to first floor landing, door to:

Kitchen 12'1" x 14'8" (3.68m x 4.48m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge, electric point for cooker with extractor hood over, double glazed window to rear with views of open countryside, uPVC double glazed window to rear with views of open countryside, built-in under-stairs storage cupboard, laminate flooring, uPVC double glazed door to garden, door to:

Dining Room 8'11" x 12'0" (2.71m x 3.66m)
Double radiator, coving to ceiling, double glazed patio door to garden, door to garage:

Landing
UPVC double glazed leaded window to side with views of open countryside, door to:

Bedroom 1 14'2" x 8'5" (4.32m x 2.56m)
Double glazed leaded window to front, bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.

Bedroom 2 10'0" x 8'5" (3.05m x 2.56m)
UPVC double glazed leaded window to rear with views of open countryside, built-in storage cupboard with shelving, radiator, door to:

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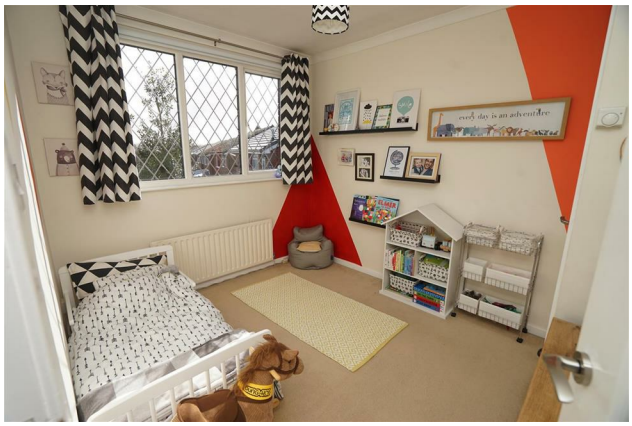
Bedroom 3 9'2" x 6'0" (2.79m x 1.83m)
UPVC double glazed leaded window to front, built-in over-stairs wardrobe(s) with hanging rails and shelving, radiator, door to:

Bathroom
Fitted with three piece white suite comprising corner panelled jacuzzi bath with electric shower over and matching telephone style mixer tap, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed leaded window to rear, vinyl flooring.

Garage
Integral brick built garage with power and light connected, plumbing for washing machine fridge/freezer, Up and over door.

Outside
Front - Open plan front garden, double width block paved driveway to the front leading to garage and with car parking space for three cars with lawned area and flower and shrub borders.
Rear - Enclosed by timber fencing to rear and sides, steps down to an additional block paved sun patio with lawned area and mature flower and shrub borders, steps down to an additional block paved sun patio.



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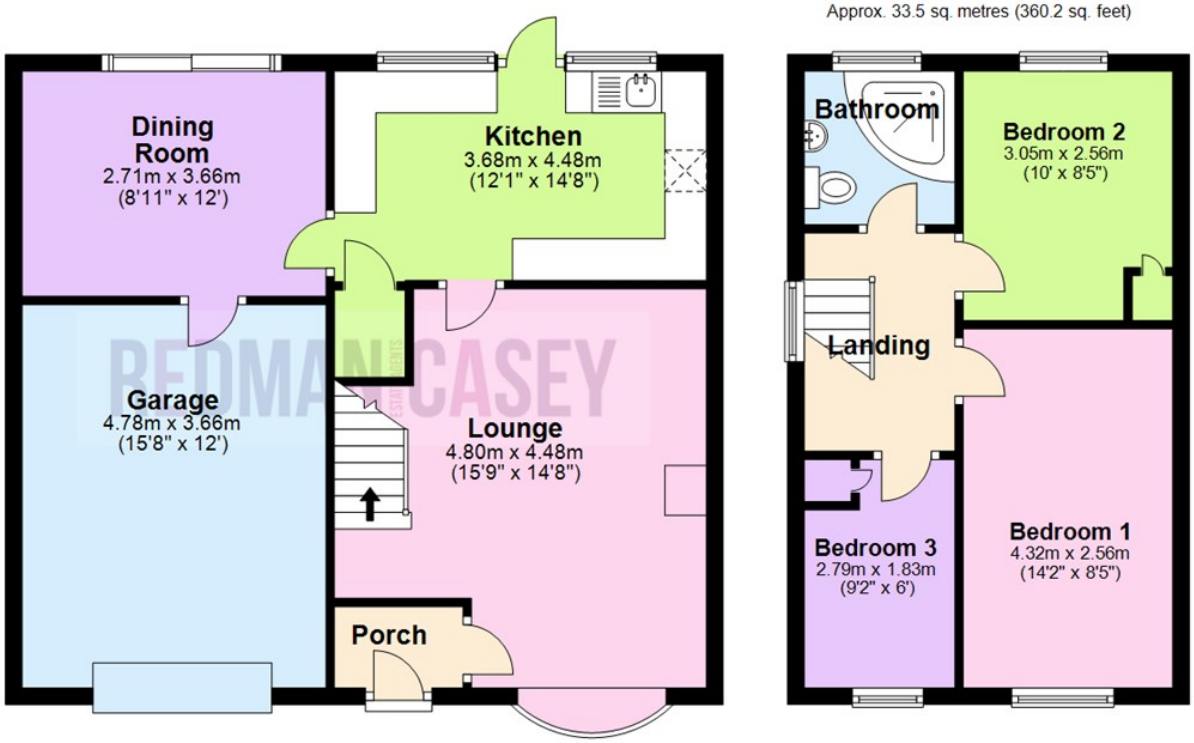
Ground Floor

Approx. 64.3 sq. metres (692.0 sq. feet)

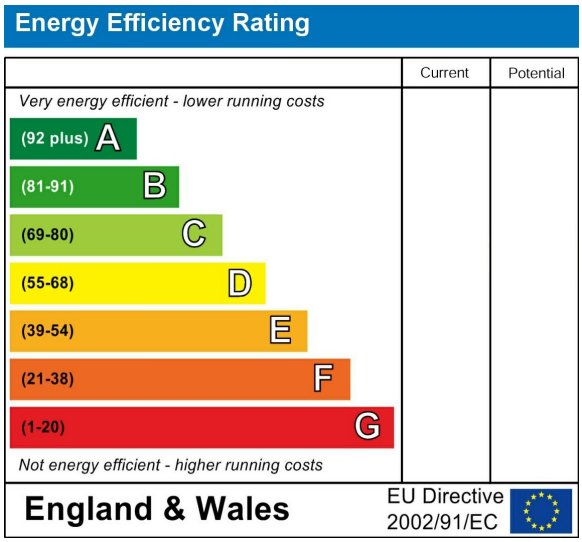
First Floor

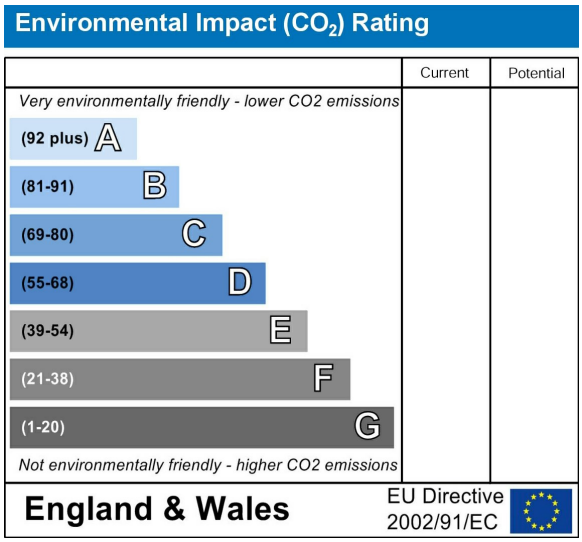
Approx. 33.5 sq. metres (360.2 sq. feet)



Total area: approx. 97.8 sq. metres (1052.2 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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