REDMAN CASEY ESTATE AGENTS

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

Offers In The Region Of £280,000

A four/five bedroom detached residence offering a wealth of versatile accommodation resting on a corner plot with stunning elevated open views and offered in good decorative order throughout comprising; hall, lounge, kitchen diner, shower room, four piece bathroom, four/five bedrooms, pantry/office area and landscaped garden and patio areas to three sides with additional driveway for two cars. The property also benefits from gas central heating and double glazed windows.

- 4/5 Bedrooms
- Open Elevated Views
- 4 Piece Bathroom
- Corner Plot
- Lounge & Kitchen Diner
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on Fryent Close, Blackrod this well presented detached family home resting on a corner plot with landscaped gardens to three sides and stunning elevated views towards Winter Hill and Rivington Pike. The property provides versatile and flexible living accommodation comprising; hall, shower room, spacious kitchen diner, pantry/office area, four bedrooms with either a fifth bedroom with french doors to the rear or an office. There is also contemporary four piece bathroom suite and lounge area with panoramic window overlooking Blackrod and Horwich. Externally garden and patios to three sides and driveway. The property rests within proximity to well regarded nursery and primary schools, amenities, motorway access, train station and Middlebrook retail park. Internal and external viewing is simply a must.

Hall
Entrance hall with laminate flooring, stairs rise to upper level, doors lead to further accommodation.

Bedroom 2 16'6" x 8'11" (5.02m x 2.72m)
A spacious double bedroom accessed off the hall with double glazed window to front elevation, power points, wall mounted radiator, space for free standing or built in wardrobes.

Office/pantry 4'6" x 8'5" (1.38m x 2.57m)
Accessed off the hall currently utilised as a pantry however was once used as an office area.

Kitchen/Diner 13'0" x 16'11" (3.95m x 5.15m)
Accessed off the hall to spacious open plan kitchen diner offering a range of wall and base units with contrasting work surfaces with complimentary splash back tiling, power points, inset sink with mixer tap, integrated oven & grill with separate 5 hob gas burner with overhead extractor, integrated dishwasher, fridge & freezer, laminate flooring, ample space for dining, cupboard housing central heating boiler, door to rear, windows to two elevations.

Shower Room
Accessed off the hallway to a three piece suite comprising shower cubicle, low level W.C., vanity wash basin with under storage, wall mounted heated towel rail, partial tiled elevations.

Lounge 16'6" x 15'11" (5.02m x 4.84m)
Stairs rise to upper level to spacious lounge with panoramic window with stunning views towards Winter Hill and Rivington Pike, power points, wall mounted radiators, power points, door leads to inner hall, door leads to bedroom four.

Inner Hallway
Inner hall with doors leading to further accommodation.

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Bedroom 1 10'10" x 12'2" (3.31m x 3.72m)
A good sized double room with a range of fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed window to rear overlooking the gardens.

Bedroom 3 8'6" x 8'5" (2.59m x 2.57m)
Accessed from the hall on the ground level with double glazed window to front aspect, power points, wall mounted radiator.

Bedroom 4 10'6" x 8'11" (3.20m x 2.72m)
Accessed off the lounge with windows to two elevations and lovely open views. Power points, wall mounted radiator, space for wardrobes.

Bedroom 5/Office 7'6" x 12'7" (2.28m x 3.84m)
Currently uses as an office but could also potentially be utilised as a bedroom with laminate flooring, power points, wall mounted radiator, upvc & glass panelled French doors lead to the rear garden.

Bathroom 9'3" x 7'9" (2.81m x 2.37m)
Modern styled suite with free standing bath, walk in shower, low level W.C., vanity wash basin with under storage, tiled elevations, frosted window, wall mounted stylish coiled heated towel rail.

Outside
To the front aspect steps lead to front door with shale bedded area and well stocked borders with seasonal plants and foliage. There is also a lawn leading to side where there is a drive way for two cars.
Gate to side aspect with flagged patio and tiered areas with shale bed and a variety of seasonal plants, flowers and foliage. Steps lead up to gate that opens to a side patio with access to rear raised lawn with soil beds with further seasonal plants and fencing as border.

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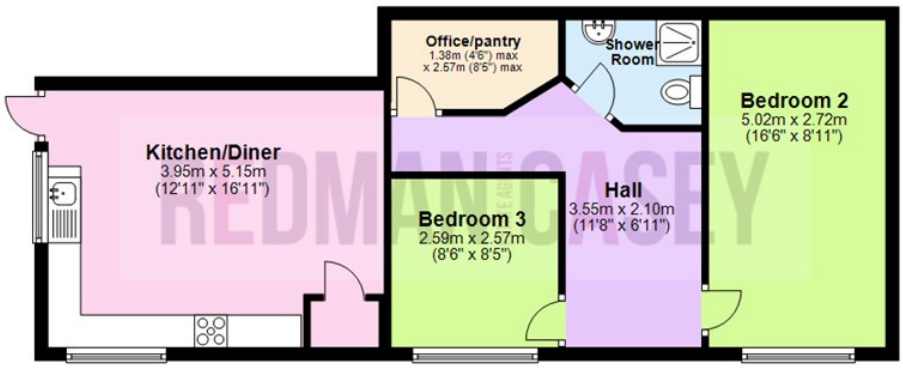
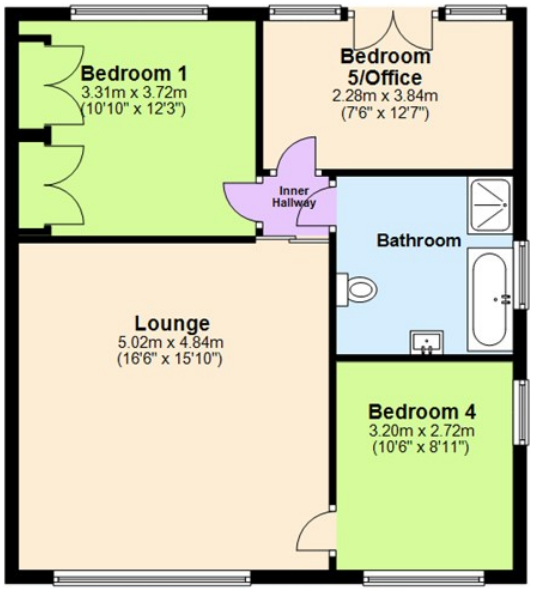
Ground Floor

Approx. 58.8 sq. metres (633.2 sq. feet)



First Floor

Approx. 63.9 sq. metres (688.0 sq. feet)



Total area: approx. 122.7 sq. metres (1321.2 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 guarantee unless specifically mentioned.
Plan produced using PlanUp.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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