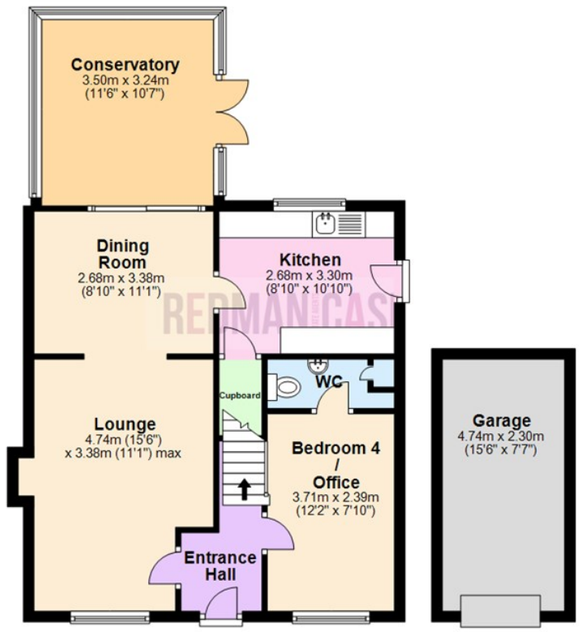
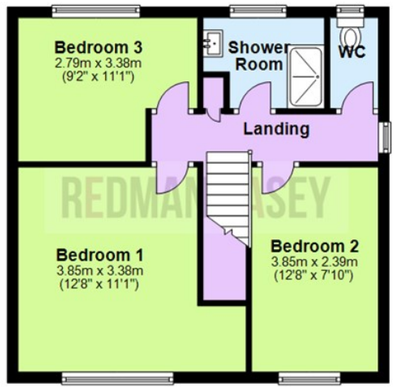
Ground Floor

Approx. 73.5 sq. metres (791.4 sq. feet)



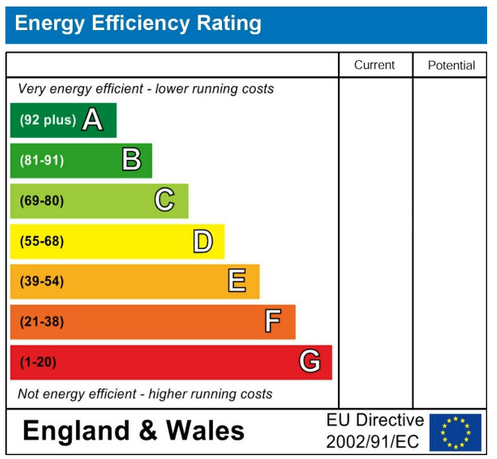
First Floor

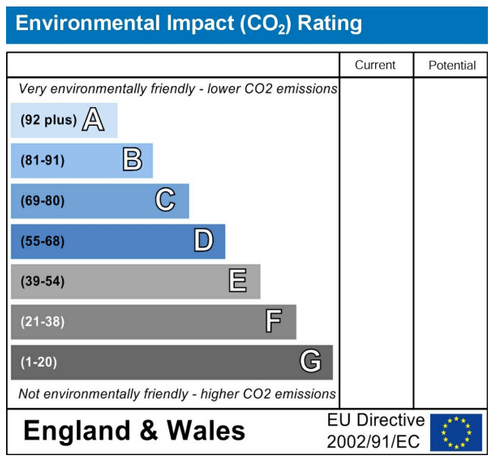
Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 118.8 sq. metres (1278.3 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 nottested any appliances or services and do notimply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

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

Well presented and improved 4 bedroom detached property set on this highly sought after estate in Blackrod, ideally positioned for access to local amenities, shops, sought after local schools and transport links for rails and road. Two generous reception rooms conservatory. modern fitted kitchen, bedroom 4 / office with en suite cloakroom . To the first floor there are three further generous bedrooms shower room and separate wc,. Outside there is an open plan garden with driveway parking for 2 cars and a garage under the house. To the rear is a private garden with two large patios and well stocked raised beds and borders. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £260,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Deceptively spacious detached property ideally located for access to local amenities, shops, schools and transport links. The property has been improved by the current owner to provide a modern and pleasant family home which comprises :- Entrance hall, lounge, dining room, conservatory, fitted kitchen with white units and contrasting work tops, built in and integrated appliances, bedroom 4 / office with en suite cloakroom. To the first floor there are three more generous bedrooms, shower room fitted with a modern suite and separate wc. Outside there is an open plan garden to the front with extensive driveway offering off road parking for 2 cars and access to a garage situated under the house. To the rear is a private garden with large paved patios on multiple levels. The property is sold with no chain and vacant possession will be available. Viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
Double radiator, carpeted stairs to first floor landing, uPVC double glazed door, door to:

Lounge
15'7" x 11'1" (4.74m x 3.38m)
UPVC double glazed window to front, coal effect gas fire set in timber surround and marble effect inset and hearth, radiator, open plan to:

Dining Room
8'10" x 11'1" (2.68m x 3.38m)
Radiator, double glazed patio door to Conservatory, door to:

Kitchen
8'10" x 10'10" (2.68m x 3.30m)
Fitted with a matching range of white base and eye level units with drawers and contrasting worktop with matching upstands, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, slimline dishwasher and washing machine, built-in eye level electric fan assisted oven, built-in induction hob with extractor hood over, built-in combination oven / microwave, uPVC double glazed window to rear, ceramic tiled flooring, ceiling with recessed low-voltage spotlights, uPVC double glazed side door to garden, door to useful built in understairs cupboard:

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light connected, window to rear, three windows to side, double door, door to:

Bedroom 4 / Office
12'2" x 7'10" (3.71m x 2.39m)
UPVC double glazed window to front, radiator, door to:

WC
Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, extractor fan, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Landing
UPVC double glazed window to side, built-in storage cupboard, radiator, access to boarded loft space with pull down metal ladder and light connected, door to:

Bedroom 1
12'8" x 11'1" (3.85m x 3.38m)
UPVC double glazed window to front with panoramic views of open countryside, radiator.

Bedroom 2
12'8" x 7'10" (3.85m x 2.39m)
UPVC double glazed window to front, radiator.

Bedroom 3
9'2" x 11'1" (2.79m x 3.38m)
UPVC double glazed window to rear, radiator.

Shower Room
Fitted with two piece modern white suite comprising tiled double shower enclosure, wall mounted wash hand basin in vanity unit with drawers and mixer tap and full height ceramic tiling to three walls, heated towel rail, uPVC double glazed window to rear, ceramic tiled flooring.

WC
UPVC frosted double glazed window to rear, low-level WC, ceramic tiled flooring.

Outside

Garage
Brick built garage under the house with power and light connected up and over door, Up and over door.