REDMAN CASEY ESTATE AGENTS

78 Greenbarn Way, Blackrod, Bolton, BL6 5TA

£256,000

Fantastic opportunity to purchase this three bedroom detached home in the very popular area of Blackrod, ideally located close to Blackrod Town Centre and excellent transport links. but is situated just a short drive from the stunning Rivington countryside, The home benefits from a open plan lounge diner, refreshed kitchen and spacious conservatory to the rear 3 bedrooms two with fitted wardrobes and bathroom fitted with a three piece suite. Landscaped gardens to the rear with large paved patio and artificial lawned area. Potential for extension to side and rear subject to planning to create further bedroom and living accommodation. Viewing is essential to appreciate all that is on offer.

- 3 Bedroom Detached
- Conservatory
- Landscaped Gardens
- EPC Rating TBC
- Open Plan Lounge Diner
- Fitted Kitchen and Bathroom
- Viewing Essential
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superbly presented three bedroom detached home, located in this highly sought after location offering excellent accommodation that comprises: Entrance porch with storage leading into a generous lounge/diner with living flame wall mounted fire and leading to the large conservatory and landscaped rear garden. The modern refreshed kitchen has a range of wall and base units with built in appliances. Upstairs there are three good sized bedrooms, including two with built in wardrobes. three piece family bathroom with bath and overhead shower. The property also benefits from modern gas combi-boiler and double glazed windows throughout. Ideally located for access to sought after local schools and transport links for road and rail. Potential for extension to side and rear subject to planning to create further bedroom and living accommodation.viewing is essential to appreciate all that is on offer.

Entrance Hall
UPVC frosted double glazed window to side, built-in cupboard with fuse box, radiator, laminate flooring, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 13'1" x 11'6" (4.00m x 3.50m)
UPVC double glazed window to front, wall mounted living flame effect gas fire, radiator, laminate flooring, open plan, door to:

Dining Room 12'1" x 7'4" (3.69m x 2.24m)
Radiator, laminate flooring, uPVC double glazed french doors to Conservatory, door to:

Kitchen 12'1" x 6'11" (3.69m x 2.12m)
Fitted with a matching range of beech effect fronted base and eye level units and cupboards with underlighting, drawers, cornice trims and complementary round edged worktops, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, five ring halogen hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, Pergo tiled flooring, uPVC double glazed door to side, double door, door to:

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, window to rear, four windows to side, double radiator, laminate flooring, double door.

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Landing
UPVC double glazed window to side, built-in over-stairs boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, door to:

Bedroom 1 12'7" x 8'7" (3.83m x 2.62m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and drawers, further two fitted single wardrobes, radiator.

Bedroom 2 12'8" x 8'3" (3.86m x 2.52m)
UPVC double glazed window to rear, fitted triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, radiator.

Bedroom 3 7'9" x 6'4" (2.36m x 1.93m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece modern white suite comprising deep panelled bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, shaver point and light, uPVC frosted double glazed window to front, vinyl flooring.

Outside
Open plan front garden with gravelled area and flower and shrub beds, paved driveway to the front and side with car parking space for three cars.
Landscaped rear garden, enclosed by timber fencing to rear and sides with artificial lawned area and mature flower and shrub borders, side gated access, large paved sun patio.

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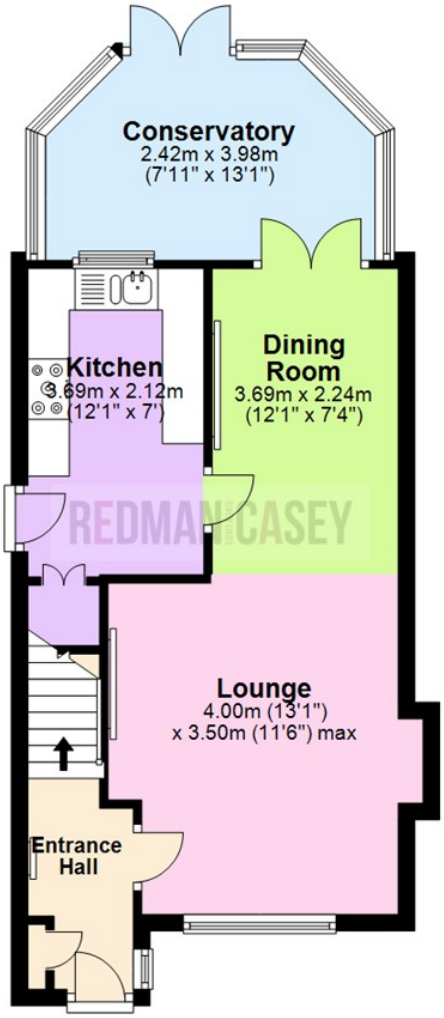
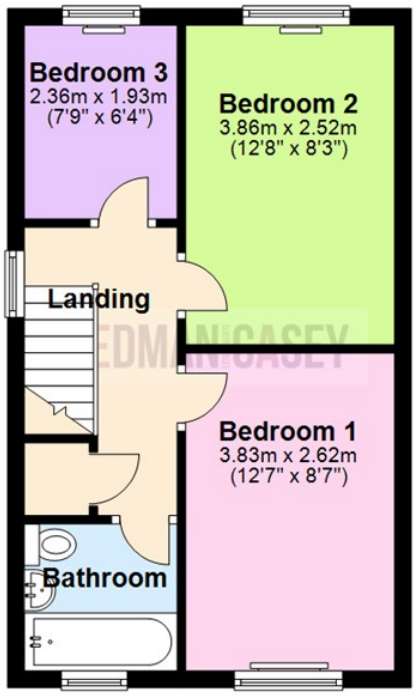
Ground Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



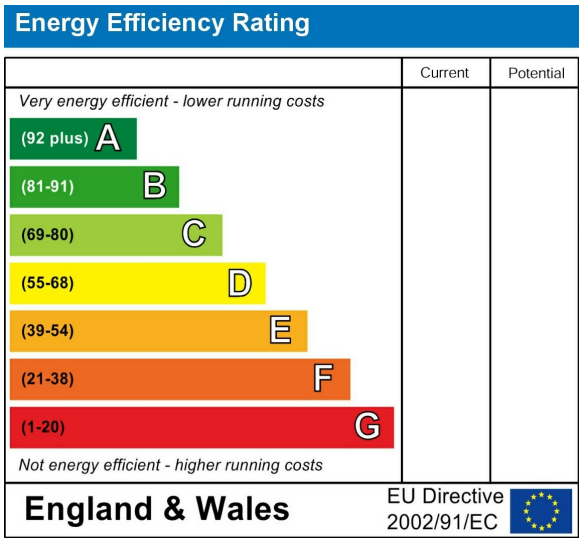
First Floor

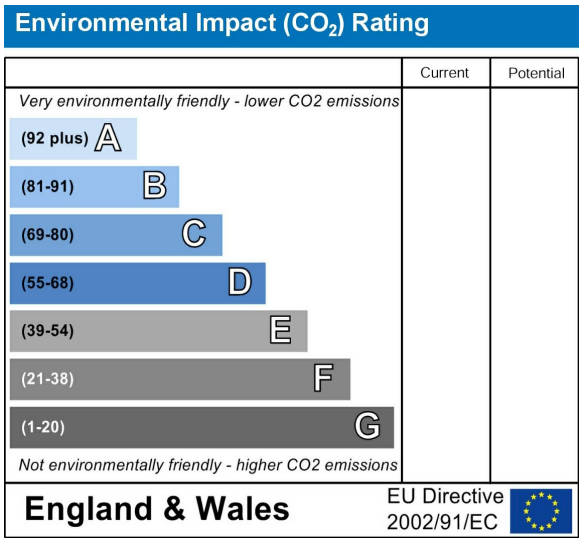
Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 80.5 sq. metres (866.4 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.





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