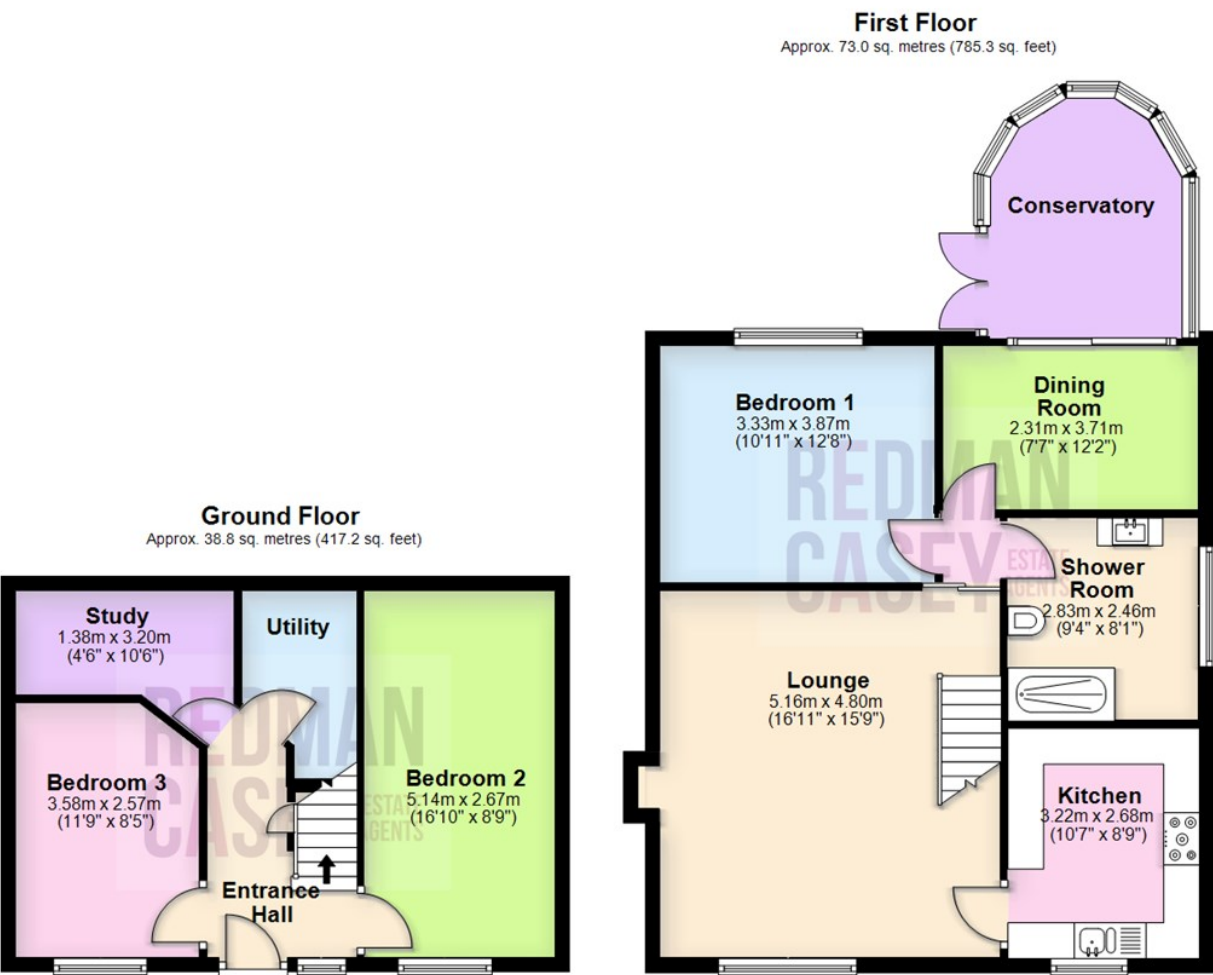




Total area: approx. 111.7 sq. metres (1202.5 sq. feet)

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.



28 Frynt Close, Blackrod, Bolton, BL6 5BU

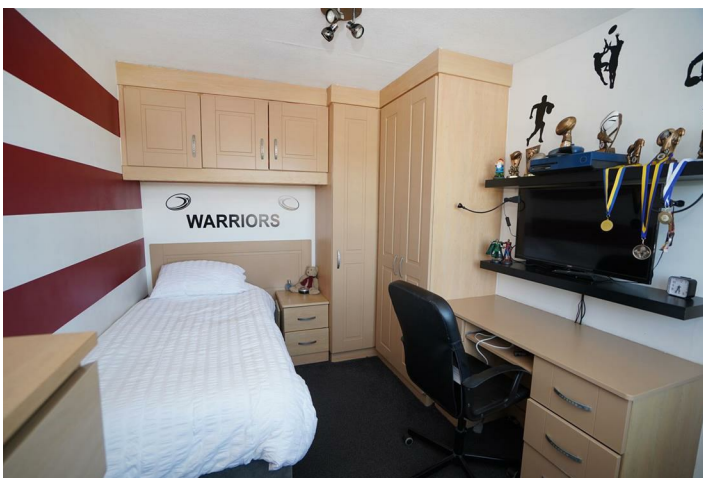
Well presented and improved 3 bedroom detached property set on this highly sought after estate in Blackrod, ideally positioned for access to local amenities, shops, sought after local schools and transport links for rails and road. Spacious first floor lounge offering fantastic views over Winter Hill and Rivington Pike further reception room and conservatory. fitted kitchen, office / study 3 bedrooms and stunning shower room . separate utility / wc,. Outside there is an open plan south facing garden with lawned area and private rear garden with a large patio and raised lawn. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £315,000

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 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	





Deceptively spacious 3 bedroom 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, 2 double bedroom with fitted wardrobes, utility / wc and study/office to the first floor there is a spacious lounge with stunning views across Winter Hill and Rivington Pike, dining room, conservatory, fitted kitchen with beech units and contrasting work tops, built in and integrated appliances, bedroom 1 and superb shower room fitted with a modern suite Outside there is an raised open plan garden to the front To the rear is a private south garden with large paved patios and steps up to a raised lawn. Viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
UPVC frosted double glazed window to front, built-in under-stairs storage cupboard, radiator, karndean flooring, stairs, door to:

Bedroom 3
11'9" x 8'5" (3.58m x 2.57m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails, shelving, overhead storage and drawers, radiator.

Bedroom 2
16'10" x 8'9" (5.14m x 2.67m)
UPVC double glazed window to front, built-in triple wardrobe(s) with shelving, radiator, laminate flooring.

Study
4'6" x 10'6" (1.38m x 3.20m)
Door to:

Utility
8'8" x 5'4" (2.65m x 1.63m)
Plumbing for washing machine, vent for tumble dryer, wooden with corner wall mounted wash hand basin with tiled splashback, low-level WC and heated towel rail.

Lounge
16'11" x 15'9" (5.16m x 4.80m)
UPVC double glazed window to front with panoramic views of open countryside, wall mounted living flame effect electric fire, radiator, two wall lights, coving to ceiling, sliding door, door to:

Hall
Door to:

Dining Room
7'7" x 12'2" (2.31m x 3.71m)
Radiator, laminate flooring, uPVC double glazed patio doors, door to:

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, three windows to rear, four windows to side, double radiator, ceramic tiled flooring, uPVC double glazed french doors to garden, door to:

Bedroom 1
10'11" x 12'8" (3.33m x 3.87m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising triple wardrobe(s) with hanging rails, shelving, overhead storage, cupboards and drawers, further two single wardrobes, radiator.

Shower Room
Recently refitted with three piece



modern white suite comprising double shower enclosure with rainfall and hand held shower over with glass screen, wash hand basin in vanity unit with cupboards and drawer under, mixer tap and ceramic tiling to all walls, heated towel rail, back lit and heated wall mounted mirror, wall mounted storage cabinets, uPVC frosted double glazed window to side, karndean flooring.

Kitchen
10'7" x 8'10" (3.22m x 2.68m)
Fitted with a matching range of beech effect base and eye level units with drawers, cornice trims and contrasting round edged worktops, breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, freezer and dishwasher, built-in fan assisted double oven, gas hob with extractor hood over, uPVC double glazed window to front with panoramic views of open countryside, radiator, wall mounted concealed gas boiler serving heating system and domestic hot water.

Outside

Front garden with lawned area and paved pathway leads round both sides, steps leading to front entrance door, outside cold water tap and power point. Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with steps up to lawned area and raised flower and shrub borders, timber garden shed, power socket.