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FRYENT CLOSE, BLACKROD, BOLTON, BL6 5BU



- Four bedroom detached family home
- Superb views towards Winter Hill
- Master with en suite
- Bed 2 with walk in w'robe/dressing rm
- Stylish kitchen & integrated appliances
- 12 month minimum lease term
- Council Tax rating C
- Deposit of £1605



Monthly Rental Of £1,295

BOLTON

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E: bolton@cardwells.co.uk

BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A sizable (1,453 ft.²) detached family home which enjoys wonderful views to the front towards Winter Hill. Positioned in the ever popular Blackrod area, well regarded local schools, shops, restaurants, superb transport links via road, motorway and railway are within easy reach. The well presented property has an almost “upside down” design; on the ground floor entrance level are three bedrooms, bedroom two enjoying a walk in wardrobe/dressing room and a family shower room whilst to the upper level is the stylish fitted kitchen, lounge, dining room and master bedroom with the ensuite bathroom. The purpose of the principal living accommodation being on the upper level is so that the views to the front can be enjoyed from these rooms. There are lovely garden areas to the front and the rear. The family home benefits from gas combination central heating, UPVC double glazing and importantly is available to rent right away. There really is a great deal to admire and properties of this calibre and position only infrequently come to the rental market, therefore an early inspection is recommended to avoid disappointment. This can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting www.cardwells.co.uk. In the first instance there is a walk through viewing video to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area. The overall approximate floor area is around 1453ft.²/135 m².

Reception Hallway 12' 3" x 6' 11" (3.744m x 2.116m) UPVC double glazed entrance door, UPVC window to the side, radiator, quality carpeting.

Shower Room 7' 2" x 4' 11" (2.175m x 1.496m) White three-piece shower room suite comprising: pedestal wash handbasin, dual flush WC and corner shower enclosure, radiator, ceramic wall and floor tiling, extractor. Under stairs storage space off which contains plumbing for a washing machine and power point.

Bedroom Two 8' 8" x 11' 10" (2.652m x 3.605m) UPVC window to the front with fitted blinds, radiator, fitted bedroom furniture giving display shelving and cabinets, wall placed TV aerial socket, door off to walk-in wardrobe space/dressing room.

Dressing Room/Walk in Wardrobe 8' 7" x 4' 7" (2.611m x 1.402m) Fitted with hanging and shelf space ideal to be used as a walk in wardrobe or perhaps a dressing room.

Bedroom Three 8' 5" x 8' 5" (2.558m x 2.569m) UPVC window to the front, fitted blinds, radiator.

Bedroom Four 10' 7" x 8' 2" (3.228m x 2.492m) UPVC window to the side with fitted blinds, radiator, built-in storage space.

First floor accommodation

Living Room 16' 10" x 15' 10" (5.127m x 4.818m) UPVC window to the front through which the far reaching wonderful views can be enjoyed, two radiators. Feature electric fire, fitted blinds. This room flows into the dining room.

Dining Room 12' 7" x 10' 9" (3.847m x 3.288m) Tall sliding UPVC double glazed patio doors which open out onto the rear garden, radiator, the same quality flooring as the lounge flows into the dining space.

Kitchen 8' 10" x 10' 6" (2.700m x 3.211m) A stylish professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated microwave oven, integrated fridge freezer, integrated dishwasher, generously sized double oven/grill with five ring gas hob and extractor over, UPVC window to the side, UPVC window to the front which enjoys the wonderful far reaching views, Radiator.

Master Bedroom 12' 4" x 10' 9" (3.756m x 3.289m) UPVC windows which enjoying the aspect over the rear garden, radiator, neutral decorations, quality carpeting.

Ensuite Bathroom 8' 9" x 5' 10" (2.675m x 1.783m) Three-piece white bathroom suite comprising WC, pedestal wash handbasin and bath with shower over and fitted glass shower screen, heated towel rail, ceramic wall and floor tiling, UPVC window, extractor, loft access point.

Plot Size The overall approximate plot size is around 0.07 of an acre.

Rear Garden enjoys a generous patio area and lawned section with raised flowerbeds to the rear, the garden is enclosed by mature trees and shrubs.

Front Garden The front garden is laid to lawn with a rocky area with decorative trees and plants. The property is accessed via steps from the pavement level.

Energy Performance Certificate (EPC) Energy Performance Certificate (EPC) the property has been assessed for its energy performance and the rating is C, the certificate is valid until the 15th of November 2032.

Bolton Council Tax Rating The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated, this is at an annual cost of around £1,938.40 at the time of writing.

Conservation Area Cardwells Letting Agents Bolton, pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Information Cardwells Estate Agents Bolton pre-marketing research indicates that the home is in a position which is regarded as having a “very low” risk of flooding.

