



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Three/Four Bed Detached Property
- Sought-After Cul-De-Sac Location
- Beautiful Standard of Presentation
- Two/Three Reception Rooms
- Conservatory
- Well Appointed Kitchen & Bathroom
- Gardens & Integral Garage

FRYENT CLOSE,
BLACKROD

O/O £290,000



Fryent Close, Blackrod



Frynt Close, Blackrod



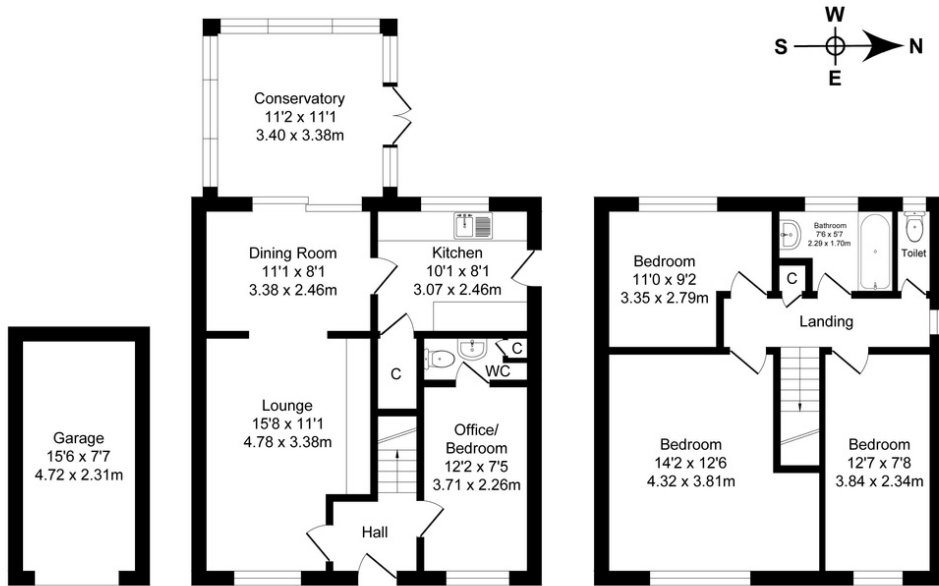
Fryent Close, Blackrod



Frynt Close, Blackrod

Total Approx. Floor Area 1300 Sq.ft. (120.8 Sq.M.)

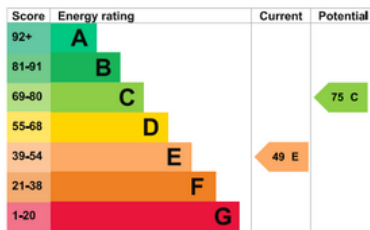
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 117 Sq.Ft (10.9 Sq.M.)

Ground Floor
Approx. Floor Area 659 Sq.Ft (61.2 Sq.M.)

First Floor
Approx. Floor Area 524 Sq.Ft (48.7 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Occupying an elevated position within this quiet residential cul-de-sac and boasting delightful far-reaching views towards Rivington and Winter Hill to the front, this beautifully presented three/four bed detached property boasts first-rate credentials for those looking for a home in which to raise their little ones, its family-friendly accommodation marrying perfectly with its pleasing surroundings to create a comprehensive package for all generations.

The convenience of the location is worthy of particular note, being within easy reach of the local shops and amenities within Blackrod itself, the bustling nearby town of Horwich or the abundance of high-street stores, restaurants and leisure facilities within the popular Middlebrook Retail Park. Well regarded schools are close at hand for the youngest members of the family - which is always an important consideration for any home of this type, as well as superb transport links via the easily accessible motorway network or the nearby railway station, providing a direct route to major commercial centres, such as Manchester, Bolton and Preston, which will be ideal for those with a commute to consider. Despite its ample facilities, the proximity to picturesque local countryside is a real highlight, just perfect for those relaxing weekend walks with the dogs, perhaps taking in one or two of the plethora of eating establishments or watering holes on one's route.

The accommodation itself extends to circa 1,300 square feet in total and brims with natural light, complementing the bright and tasteful décor perfectly: entering via the entrance hallway with its staircase to the first floor, before proceeding through into the comfortable 15' lounge, which enjoys a warm and inviting ambience. The contemporary media wall with its integrated lighting and plasma-style electric fire provides a delightful focal point to the space. The open plan flow into the dining room works extremely well for modern day living, creating a wonderful sociable environment, particularly when entertaining and which can be enhanced further by opening up the uPVC double glazed patio doors into the conservatory for those most populous of gatherings. Alternatively, the opportunity exists here to create a haven in which to relax with one's latest novel of choice and a cup of coffee or perhaps, as in the case of our clients, a domain to allow the little ones space in which to play.

The well-appointed kitchen is fitted with a range of modern wall and base units in grey with complementary slate-effect work surfaces and comes equipped with a range of quality integrated Neff appliances, including high-level electric oven, induction hob with extractor hood, microwave, fridge/freezer, dishwasher and washing machine.

The ground floor is completed by a flexible 12' room which could be utilised for a plethora of purposes, including an additional reception room, workspace/hobby room or a fourth bedroom, the latter being particularly useful as a guest room, given that it benefits from a private en-suite washroom.

Up on the first floor, the landing provides access to three further well-proportioned bedrooms, all of which are bright and appealing and will accommodate a double bed, as well as the smartly finished family bathroom, which is fitted with a stylish three piece suite in classic white, comprising of vanity wash hand basin, panelled jacuzzi bath with overhead shower and separate WC.

Externally, off-road parking is provided on the driveway, which also gives access to the integral single garage, complete with power, light and electric vehicle charging point. The front garden is mainly laid to lawn, with mature planted shrubs to the perimeter, whilst the tiered rear garden requires little maintenance and comprises of a number of paved patio areas which can be designated for play, al-fresco dining or simply a space in which to soak up the last of the evening sunshine afforded by the westerly aspect.

We would highly recommend an early internal inspection of this beautiful family home.



REDPATH LEACH

ESTATE AGENTS



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR