



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Three/Four Bed Detached Property
- Sought-After Cul-De-Sac Location
- Immaculate Standard of Presentation
- Two/Three Reception Rooms
- Well Appointed Kitchen & Bathroom
- Driveway Parking & Private Garden
- Lovely Open Views Towards Rivington

FRYENT CLOSE,
BLACKROD

£275,000



Fryent Close, Blackrod



Fryent Close, Blackrod



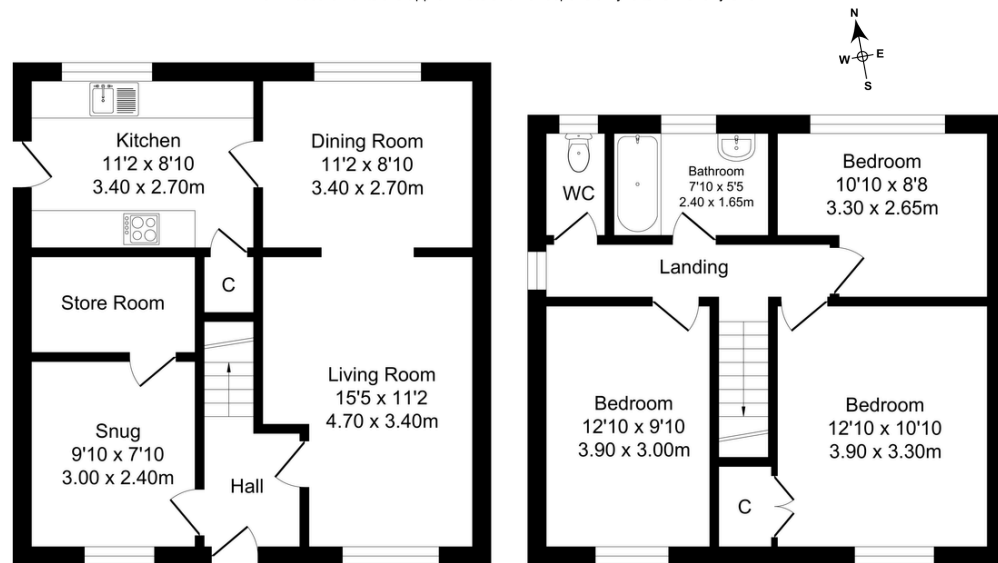
Fryent Close, Blackrod



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Total Approx. Floor Area 1096 Sq.ft. (101.8 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.

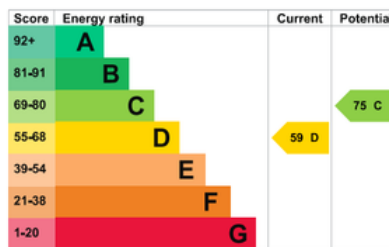


Ground Floor

Approx. Floor
Area 580 Sq.Ft
(53.9 Sq.M.)

First Floor

Approx. Floor
Area 516 Sq.Ft
(47.9 Sq.M.)



Situated within this quiet residential cul-de-sac and boasting delightful far-reaching views towards Rivington and Winter Hill to the rear, 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 in excess of 1,090 square feet in total and brims with natural light, complementing the bright and neutral décor perfectly; entering via the entrance hallway with its staircase to the first floor, before proceeding through into the stylish 15' lounge, which enjoys a warm and inviting ambience, aided in no small part by the feature marble fireplace with its inset coal-effect, living flame gas fire. The open plan flow into the dining room works extremely well for modern day living, creating a wonderfully sociable environment, whether it be for the family or when one is entertaining, with the attractive Oak-effect wooden flooring linking the spaces seamlessly.

The well-appointed kitchen is fitted with a range of sleek wall and base units in high-gloss white with complementary laminated work surfaces and comes equipped with a number of integrated appliances, including electric oven, four-ring gas hob with extractor hood, and dishwasher.

The ground floor is completed by a further flexible reception room which could be utilised for a plethora of purposes, whether it be a playroom for the little ones, a snug or perhaps a fourth bedroom, should it be required. An off-lying storeroom provides a perfect space in which to house all of those everyday essentials, but could similarly be used as a workspace/hobby room.

Up on the first floor, the landing provides access to the three double bedrooms, all of which are bright and appealing, as well as the smart family bathroom, which is fully tiled and fitted with a three-piece suite in classic white, comprising of wall-mounted wash hand basin, tiled bath with overhead shower and separate WC.

Externally, the low-maintenance frontage provides off-road parking facilities, whilst the rear garden enjoys an excellent degree of privacy and is equally easy to care for. The main level is mainly laid to lawn, providing plenty of space for the youngest members of the family to burn off their energy, whilst the adults can keep a watchful eye from the large, paved patio area, an ideal spot in which to site a rattan sofa set or dining suite, should one enjoy a spot of al-fresco dining when the weather allows. The discreet lower level is also laid to paving and gives additional space for a trampoline and/or storage shed.

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



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