REDMAN CASEY ESTATE AGENTS

70 Greenbarn Way, Blackrod, Bolton, BL6 5TA

Offers Over £270,000

Extended three bedroom semi detached property, situated on this highly sought after estate close to all local amenities, shops, countryside walks, transport links for road and rail and Blackrod county primary school. The property offers spacious accommodation having been extended by the current owner to give two reception rooms fitted kitchen and utility/ cloakroom, three double bedrooms and shower room. Offroad parking and generous rear gardens, viewing is essential to appreciate all that is on offer.

- Extended three Double Bedroom Semi Detached
- Extended Kitchen
- Gardens and Parking
- EPC Rating C
- Spacious Receptions
- Utility / Cloakroom WC
- Viewing Highly Recommended
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located and this highly popular residential estate, this extended three double bedroom semi detached ticks a lot of boxes for someone with a growing family. The property comprises :Entrance hallway, lounge dining room, kitchen fitted with a modern range of cream gloss units with built in appliances, utility / cloakroom wc and side porch. to the first floor there are 3 double bedrooms and shower room fitted with a modern three piece white suite. Outside there are open plan front gardens with off road parking and to the rear a generous garden with patio and timber decking area, workshop and storage area. Ideally located for access to local amenities, countryside walks, shops and Middlebrook retail park, train and road links for the A6 & M61 along with Blackrod county primary school within walking distance. Viewing is essential to appreciate the size an condition on offer.

Entrance Hall 11'0" x 5'1" (3.36m x 1.56m)
uPVC double glazed entrance door, uPVC frosted double glazed window to side, built-in storage cupboard with fuse box, electricity and gas meter, double radiator, ceramic tiled flooring, carpeted stairs to first floor landing with oak handrail and oak and glass balustrade, door to:

Lounge 13'0" x 11'7" (3.97m x 3.52m)
UPVC double glazed window to front, living flame effect electric fire with set in and feature timber surround, Feature vertical double radiator, three wall lights, coving to textured ceiling, open plan to:

Dining Room 12'8" x 9'9" (3.87m x 2.96m)
Feature vertical double radiator, coving to textured ceiling, uPVC double glazed French doors to garden, door to:

Kitchen 19'7" x 12'6" (5.96m x 3.80m)
Fitted with a matching range of cream gloss fronted base and eye level units with contrasting oak worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge and freezer, built-in eye level electric fan assisted double oven, five ring hob with extractor hood over, plumbing for a dishwasher, uPVC double glazed window to rear, Feature vertical double radiator, heated towel rail, ceramic tiled flooring, door to built-in under-stairs storage cupboard.

Utility / wc 6'8" x 4'10" (2.03m x 1.48m)
Fitted with a matching range of dark grey base and eye level units, plumbing for washing machine, space for tumble dryer, uPVC frosted double glazed window to front, ceramic tiled flooring, fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboard under and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls.

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Side Porch 6'6" x 4'10" (1.97m x 1.48m)
UPVC double glazed window to front, and side, built-in storage cupboard, ceramic tiled flooring, door to side:

Landing 11'3" x 5'10" (3.42m x 1.77m)
UPVC double glazed window to side, built-in over-stairs boiler cupboard with housing, wall mounted gas combination boiler serving heating system and domestic hot water and additional shelving, radiator, access to loft space with pull down timber ladder, door to:

Bedroom 1 14'8" x 8'11" (4.47m x 2.72m)
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 cupboards and drawers, fitted worktop with cupboards under, radiator, textured ceiling with recessed spotlights.

Bedroom 2 11'1" x 8'8" (3.37m x 2.63m)
UPVC double glazed window to rear, double radiator.

Bedroom 3 7'11" x 11'5" (2.41m x 3.47m)
UPVC double glazed window to rear, double radiator.

Shower Room
Fitted with three piece modern white suite with tiled double shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, vinyl flooring, ceiling with recessed spotlights.

Outside
Open plan front garden, concrete driveway to the front and side with lawned area and mature flower and shrub borders.
Private rear garden, timber decking with lawned area and mature flower and shrub borders, enclosed by timber fencing to rear and sides, side gated access, timber workshop which is insulated and storage shed with power and light connected, paved pathway.

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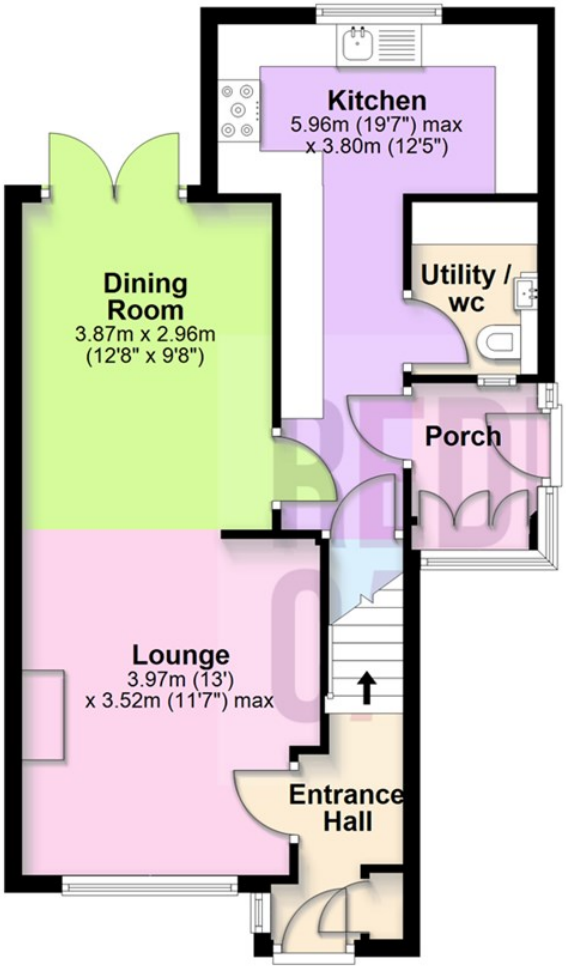
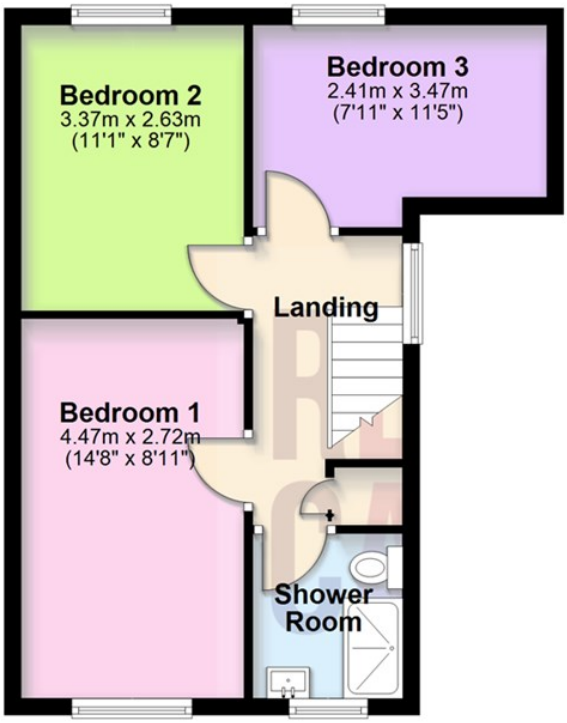
Ground Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



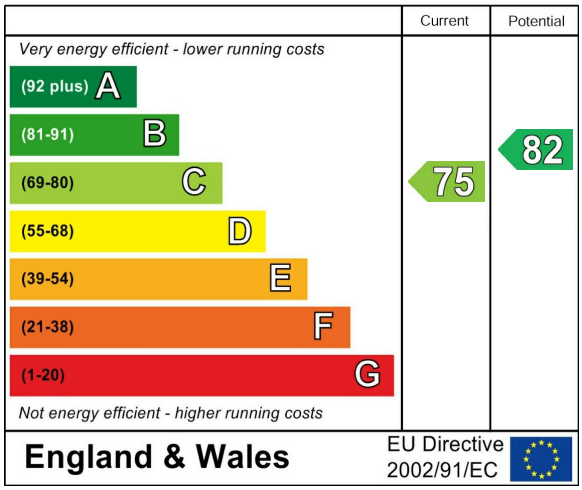
First Floor

Approx. 39.6 sq. metres (426.8 sq. feet)

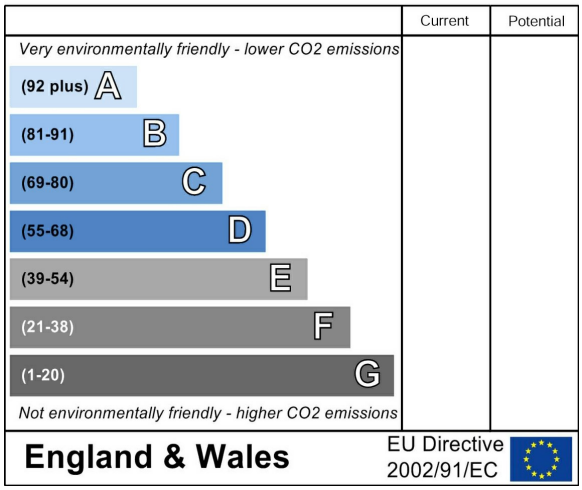


Total area: approx. 91.0 sq. metres (979.7 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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