

74 Greenbarn Way, Blackrod, Bolton, BL6 5TA



Offers In The Region Of £230,000

Three bedroom semi detached property situated in this highly popular residential area of Blackrod. Ideally located for access to Railway station and A6 / M61 motorway along with local amenities and highly sought after local schools. The property is in good condition throughout and viewing is highly recommended.

- 3 Bedroom Semi Detached
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- EPC Rating TBC
- Lounge open plan to Dining Room
- 3 Bedrooms (2 with built in wardrobes)
- Driveway and Generous Gardens
- Council Tax Band B



Ideally located family home within easy access of sought after local schools and transport links for motorway and rail, this 3 bedroom semi detached offers excellent sized accommodation which comprises : Entrance hall, open plan lounge diner and modern fitted kitchen, to the first floor there are three bedrooms and bathroom with three piece suite. Outside there are open plan gardens to front with ample driveway parking for 3 cars and well stocked and maintained gardens to the rear with timber potting shed. Viewing is advised to appreciate all that is on offer.

Entrance Hall

Window to side, built-in storage cupboard with fuse box and gas and electricity meters, radiator, carpeted stairs to first floor landing, double glazed Rock entrance door, door to:

Lounge 13'1" x 11'8" (3.99m x 3.56m)

UPVC double glazed leaded bay window to front, wall mounted gas fire, radiator, archway, door to:

Dining Room 12'1" x 7'6" (3.68m x 2.28m)

UPVC double glazed leaded window to rear, radiator, door to:

Kitchen 12'1" x 7'0" (3.68m x 2.13m)

Fitted with a matching range of modern cream base and eye level units with under cupboard lighting, contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas point for cooker with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, Composite double glazed side door to garden, door to built-in storage cupboard.

Landing

UPVC frosted double glazed window to side, built-in over-stairs storage cupboard with additional shelving and wall mounted gas combination boiler serving heating system and domestic hot water, radiator, access to boarded loft with pull down timber ladder and fitted light, door to:

Bedroom 1 12'9" x 8'9" (3.88m x 2.66m)

UPVC double glazed window to front, built-in double wardrobe(s), radiator, telephone socket, door to:

Bedroom 2 10'10" x 8'5" (3.30m x 2.57m)

UPVC double glazed window to rear, built-in double wardrobe(s), radiator, double door, door to:

Bedroom 3 7'9" x 6'4" (2.36m x 1.93m)

UPVC double glazed window to rear with overhead storage and cupboards, radiator, telephone socket.



Bathroom

Fitted with three piece coloured suite with comprising, deep panelled bath with shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to front, radiator.

Outside

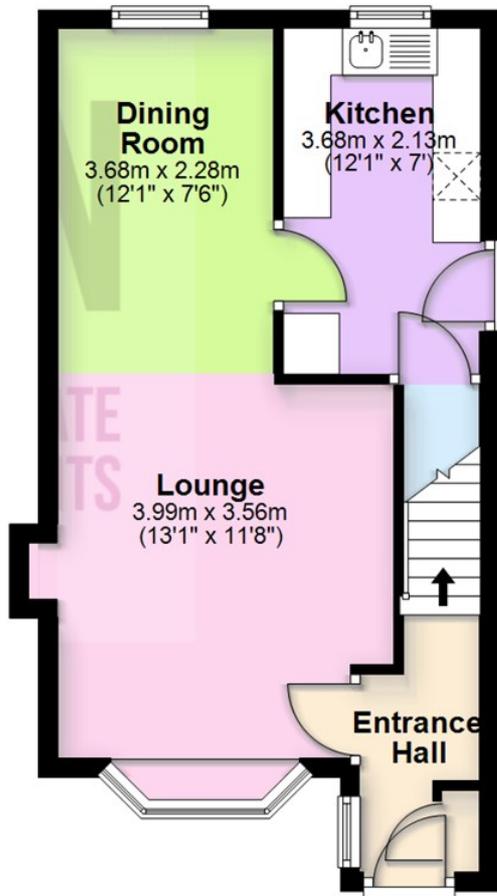
Open plan front garden, tarmac driveway to the front and side with car parking space for three cars with lawned area and mature flower and shrub borders.

Rear garden, enclosed by timber fencing to rear and sides, gravelled and paved pathway leading to a paved sun patio, lawned area and mature flower and shrub borders, timber garden shed, side gated access.



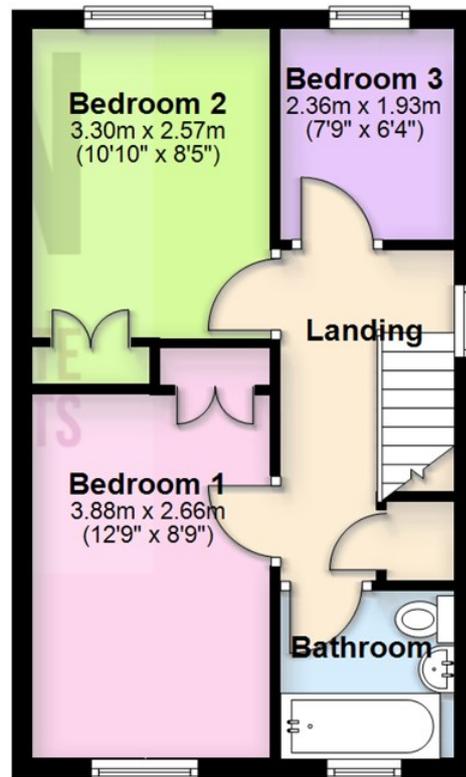
Ground Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 71.8 sq. metres (773.1 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.

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 (CO₂) 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	

