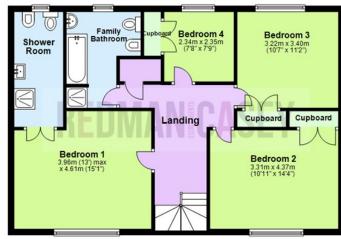
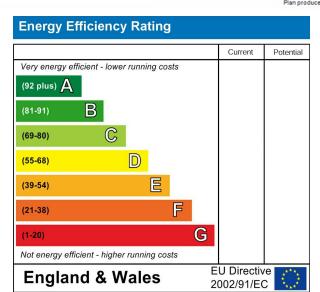


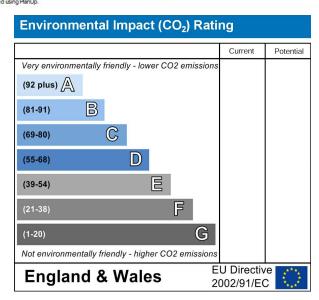
First Floor Approx. 79.4 sq. metres (854.3 sq. feet)



Total area: approx. 188.6 sq. metres (2030.5 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









Newstone House, 20 Greenbarn Way, Blackrod, Bolton, BL6 5TA

Deceptively spacious detached property located within its own grounds and offering excellent family accommodation with spacious reception rooms and generous bedrooms. Double garage, extensive driveway with parking for 6 cars plus and large gardens. Viewing is essential to appreciate all that is on offer

Offers In The Region Of £530,000













Ideally located for access to local amenities, base and eye level units with underlighting, Landing sought after local schools and transport links drawers, cornice trims and contrasting Cupboard with built-in airing cupboard 1980s offers excellent accommodation for a sink unit with single drainer and mixer tap, double radiator, door to: growing family and is set on a large plot integrated fridge and freezer, fitted electric which gives potential for expansion should fan assisted oven, five ring gas hob with the need arise. The property comprises :- extractor hood over, built-in microwave, Entrance hall, lounge, sitting room, dining uPVC double glazed window to front, uPVC room, wc, dining kitchen and utility. to the first double glazed window to side, two radiators, floor there are four bedrooms all with built in coving to ceiling, door to: wardrobes and the master having a generous four piece en suite shower room, family bathroom fitted with a five piece suite. Outside there are gardens to all sides access via remoted gates the driveway offers parking for 6 cars + large lawned areas with well stocked beds and borders all enclosed by a mixture of stone walls, timber fencing and mature hedges. Viewing is essential to appreciate all that is on offer.

Entrance Hall

Built-in under-stairs cupboard, double radiator, coving to ceiling, stairs, double glazed entrance door, double door to Lounge, door to:

UPVC frosted double glazed window to rear, radiator.

Kitchen/Diner

15'2" x 10'10" (4.62m x 3.29m) Fitted with a matching range of oak effect

11'7" x 5'8" (3.52m x 1.73m)

Base cupboards with worktop space over, radiator, double door to: stainless steel sink unit with single drainer, plumbing for washing machine and dishwasher, space for fridge, freezer and tumble dryer, uPVC double glazed window to rear, radiator, door to garage.

Dining Room

11'7" x 10'10" (3.52m x 3.30m)

Radiator, dado rail, coving to ceiling, double glazed patio door to garden, door to:

Lounge

13'1" x 14'2" (3.99m x 4.32m)

UPVC double glazed window to front, coal effect gas fire with ornate Adam style surround and marble effect inset and hearth, double radiator, coving to ceiling.

Sitting Room

10'6" x 14'2" (3.19m x 4.32m)

UPVC double glazed window to rear, double radiator, dado rail, coving to ceiling.

this four bedroom detached, built in the mid worktop space, 1+1/2 bowl stainless steel housing, factory lagged hot water tank,

Bedroom 1

13'0" x 15'1" (3.96m x 4.61m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, further two fitted single wardrobes, fitted matching dressing table, bedside cabinets and drawers, double

Shower Room

Fitted with four piece white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with mixer tap, bidet and low-level WC full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator,

Bedroom 2

10'10" x 14'4" (3.31m x 4.37m)

UPVC double glazed window to front, double radiator, double door to built-in double

Bedroom 3

10'7" x 11'2" (3.22m x 3.40m)

UPVC double glazed window to rear, double radiator, double door to built-in double wardrobe











Bedroom 4

7'8" x 7'9" (2.34m x 2.35m)

UPVC double glazed window to rear, radiator, double door built-in double wardrobe.

Family Bathroom

Five piece modern white suite comprising deep panelled bath, inset wash hand basin in vanity unit with mixer tap, tiled shower enclosure, bidet and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, double radiator.

Outside

Front and side gardens, extensive driveway to the front and side leading to garage and with car parking space for six cars large lawned area with flower and shrub borders, enclosed by stone wall and mature hedge to front and sides, remote controlled electrically

Rear garden, enclosed by brick wall and timber fencing rear and sides with extensive lawned area and shrub borders.

Integral double garage with power and light connected, water tap, frosted window to rear, up and over door, part glazed door to garden, door to: