

289 Manchester Road, Blackrod, Bolton, Greater Manchester, BL6 5BD



Offers Over £165,000

REDUCED £20,000** LARGE GARDEN TO REAR* Beautiful period 3 bed semi detached home in the heart of Blackrod with spacious dining kitchen & pleasant garden and patio to rear. Plans also passed (2012) for loft conversion to bedroom. Perfect for the growing family or those requiring lots of space.

- Semi Detached
- Three Bedrooms
- Garage
- Large Garden
- Spacious Reception Room
- Four Piece Bathroom
- Character Features



****REDUCED £20,000** LARGE GARDEN TO REAR****

Positioned on Manchester Road, Blackrod, this semi detached residence offering a wealth of versatile accommodation throughout and also had certificate of lawfulness for proposed for dormer to rear elevation (2012) for loft conversion into a bedroom passed (now lapsed) The property offers entrance hall, open plan lounge and dining, spacious kitchen diner. On the upper level three bedrooms and a four piece bathroom suite. Further features include gas central heating, double glazed windows, garage, drive and to the rear patio and decked areas. The property is offered with no onward chain and is located in the heart of Blackrod with local amenities to hand, regarded schooling and nursery facilities, local train station, motorway access and Middlebrook retail park. Early viewing is recommended to fully appreciate the accommodation on offer.

Inner Porch

Inner porch with door to entrance hall.

Hall

Access to further accommodation, stairs rise to upper level.

Lounge 11'2" x 11'5" (3.40m x 3.47m)

Bay double glazed window to front elevation, laminate floor, power points,

Dining Area 14'3" x 11'11" (4.35m x 3.64m)

Open plan from lounge area with window to rear, feature log burner effect gas fire with tiled hearth, power points, access to kitchen, continuation of laminate floor.

Kitchen/Diner 13'8" x 8'10" (4.16m x 2.68m)

Spacious Kitchen dining area with ample space for dining, window to side aspect, door to side aspect, open plan to main kitchen area, laminate floor, wall mounted radiator.

Kitchen Area 6'8" x 9'5" (2.02m x 2.87m)

A range of wall and base units with contrasting butchers block style work surfaces, space for range cooker, plumbed for washing facilities, inset sink, window to side aspect, vaulted ceiling, window to side elevation.

Landing

Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 14'2" x 9'3" (4.32m x 2.81m)

Access from the landing with window to rear aspect, power points, wall mounted radiator, fitted wardrobes with sliding mirrored doors providing storage and hanging space.

Bedroom 2 11'4" x 8'6" (3.46m x 2.58m)

Access from the landing with window to front elevation, power points, wall mounted radiator space for robes.



Bedroom 3 8'6" x 6'4" (2.60m x 1.93m)

Access from landing to bedroom three with window to front aspect, power points, wall mounted radiator.

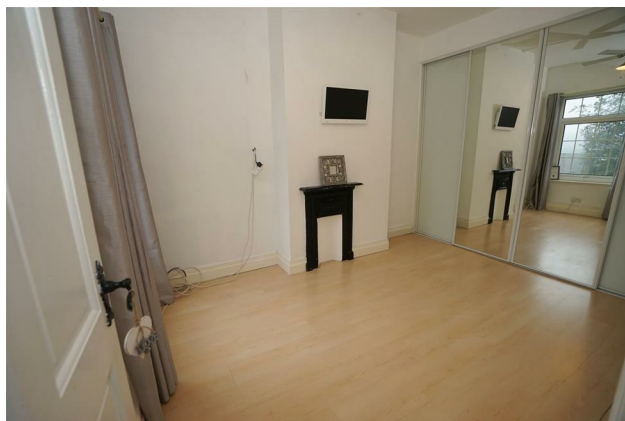
Bathroom

Four piece suite with shower cubicle, traditional free standing roll top bath, vanity wash basin, low level W.C., partial tiled elevations, frosted window.

Outside

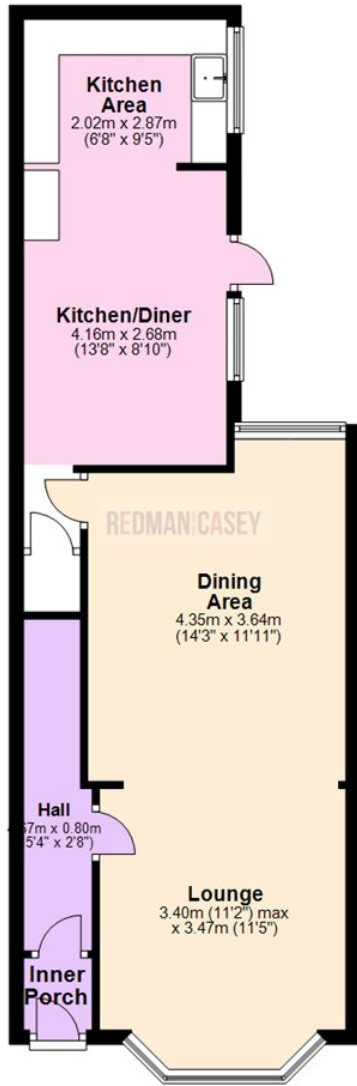
To the front aspect a low maintenance gravel bedded area with planted foliage and brick built wall with wrought iron railing as border. Attached single garage with up and over door providing storage and driveway for one car to front.

To the rear grassed area with further stone flagged patio and decked section with surrounding traditional borders.



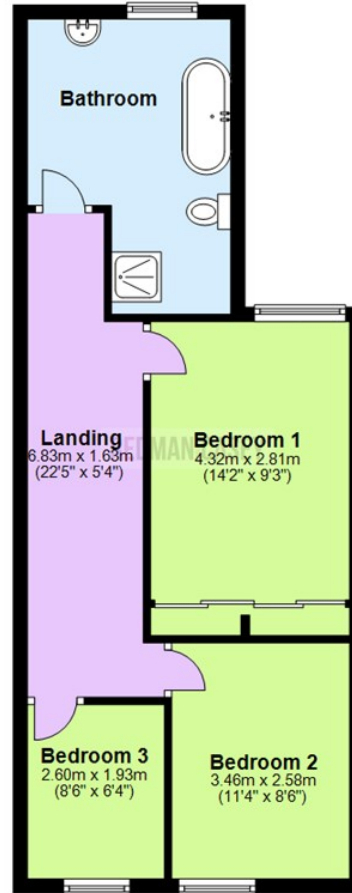
Ground Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



First Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



Total area: approx. 103.0 sq. metres (1108.7 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		
	49	81
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		
	44	80
England & Wales	EU Directive 2002/91/EC	

