

1 Hope Street, Blackrod, Bolton, Greater Manchester, BL6 5ST



£750 PCM

- 3 Bedrooms
- uPVC Double Glazing
- Close to Schools
- 2 Spacious Receptions
- Fitted Kitchen



## Porch

Door to:

## Lounge 15'7" x 14'9" (4.75 x 4.49)

UPVC double glazed window to front, two double radiators, open plan carpeted stairs to first floor landing, door to:

## Kitchen 14'9" x 5'7" (4.49 x 1.7)

Fitted with a matching range of modern light beech effect base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, door to:

## Dining Room 9'10" x 14'9" (3 x 4.49)

UPVC double glazed window to front, boiler cupboard, housing wall mounted combination boiler serving heating system and domestic hot water vented for tumble dryer, double radiator, door, open plan dining room.

## Bedroom 2 12'2" x 8'8" (3.71 x 2.64)

UPVC double glazed window to front, double radiator.

## Bedroom 3 9'0" x 5'9" (2.74 x 1.75)

UPVC double glazed window to rear, radiator.

## Landing

Doors to:

## Bedroom 1 9'7" x 14'9" (2.92 x 4.5)

UPVC double glazed window to front, double radiator, door to:

## Cupboard

Built-in over-stairs storage cupboard with shelving.

## Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower attachment over, matching mixer tap and glass screen, pedestal wash hand basin with swan neck mixer tap and tiled splashback and low-level WC, full height ceramic tiling to two walls, extractor fan, uPVC frosted double glazed window to rear, radiator.

## Outside

Enclosed communal side and rear gardens, paved courtyard, flower and shrub borders.





