



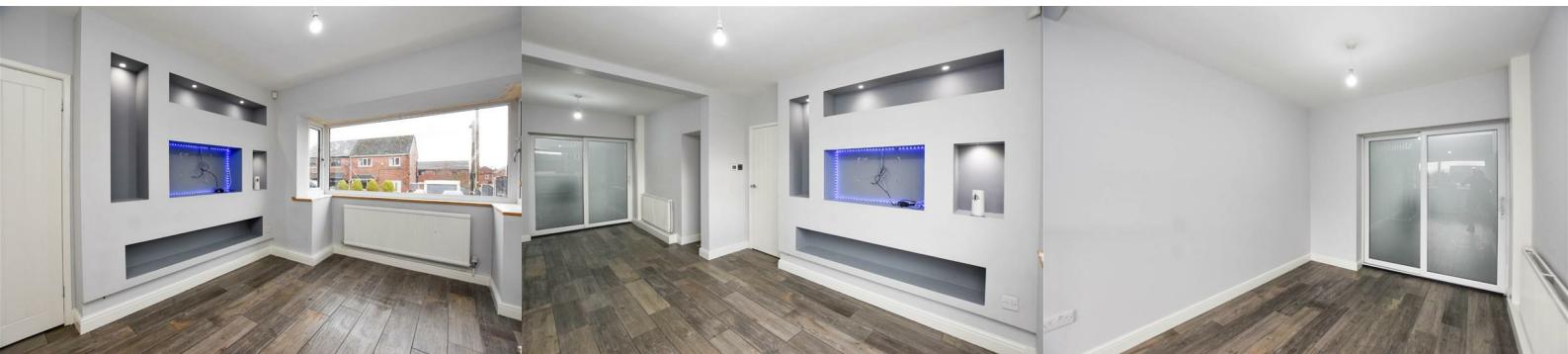
## 17 Latham Road

Blackrod, Bolton, BL6 5EL

**Price £300,000**



Sapphire Homes are delighted to offer For Sale this immaculately presented 3 bedroom extended semi detached family home and is located in a quiet residential setting in a much sought after area in the heart of Blackrod and offers close proximity to local schools, amenities and transport links including the M61 Motorway. In brief the accommodation comprises of entrance / hallway, W.C., lounge with through dining area and French doors to the rear office / study area and there is a stunning spacious open-plan luxury fitted kitchen / dining room which also has patio doors leading to a further dining / reception room with patio doors leading out to the rear garden. To the first floor the generous landing provides access to three good sized double bedrooms with the master bedroom boasting an ensuite shower suite and there is a family bathroom with luxury 3 piece suite in white. The property is warmed by Gas Central Heating and boasts UPVC double glazing, solar panels and a modern tasteful décor throughout. Externally to front elevation there is off road parking and gate access to the side elevation and to the rear elevation the garden enjoys a private and sunny aspect and boasts a large patio area, artificial lawn and a large garden room which could be utilised for a variety of purposes. The property also enjoys views towards Rivington from the front elevation and early internal viewing is highly recommended to appreciate this stunning family home. No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen / Dining / Breakfast

Reception 2

Office / Study

W.C.

## FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

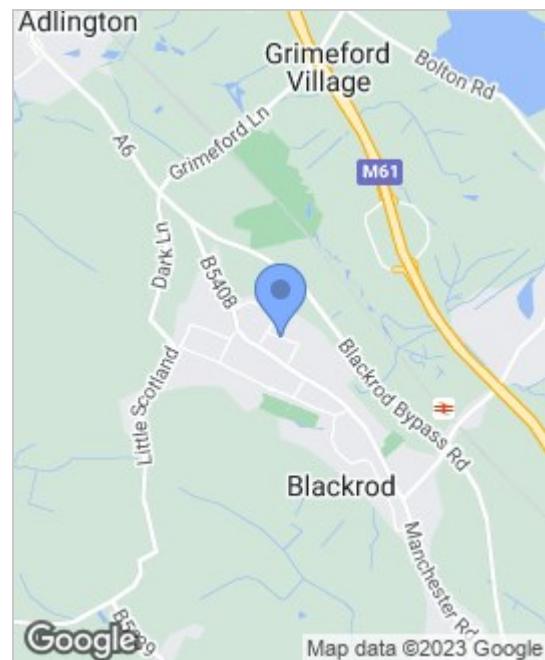
Bedroom 3

Family Bathroom

## SECOND FLOOR

Loft Room

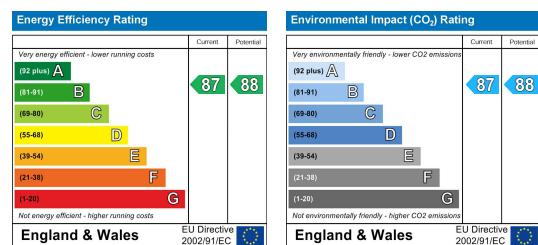
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as containing representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX  
 T 01942 494944 E [info@sapphirehomes.co.uk](mailto:info@sapphirehomes.co.uk) W [www.sapphirehomes.co.uk](http://www.sapphirehomes.co.uk) VAT 183 759 366

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