BEN ROSE



Eskdale Avenue, Blackrod, Bolton

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, situated within a quiet cul-de-sac in the highly sought-after area of Blackrod. Ideal for growing families, this lovely home offers generous living space throughout along with a beautifully secluded rear garden. The property enjoys a convenient location close to a range of local amenities including well-regarded schools, shops, supermarkets, cafés, and leisure facilities. Excellent travel links are also nearby, with Blackrod train station providing direct rail services towards Manchester and Preston, whilst the M61 motorway is only a short drive away, offering easy access to surrounding towns and cities such as Bolton, Chorley, Wigan, and Manchester. The area also benefits from nearby countryside walks and local attractions including Rivington and Haigh Woodland Park.

Internally, the home welcomes you through a porch into a spacious reception hall with the staircase. Towards the front of the property is the generously sized lounge, featuring a charming fireplace that creates a warm and inviting focal point. The lounge seamlessly opens into the dining room, providing an ideal space for both family living and entertaining, with ample room for a dining table and sliding doors leading out to the rear garden. Completing the ground floor is the well-appointed kitchen, offering plenty of storage cupboards and worktop space, along with additional access to the garden.

To the first floor, you will find three well-proportioned bedrooms, all suitable for family living, home working, or guest accommodation. The floor is completed by a three-piece family bathroom fitted with an over-the-bath shower. The property also benefits from having full access to the boarded loft with shelving for extra storage, via a drop down ladder.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to three vehicles and leading to the integrated garage. A well-maintained front lawn further enhances the home’s kerb appeal. To the rear is a beautiful and secluded garden offering a wonderful degree of privacy, with multiple zonal seating areas surrounded by mature trees and shrubs. There is also space for both a greenhouse and summer house, making it a perfect outdoor retreat for families and those who enjoy gardening or entertaining. This is a fantastic opportunity to acquire a well-positioned family home in one of Blackrod’s most desirable residential settings.










RED
TENSION
ENSION!
BOSCH
















MONOPOLY
SCRABBLE









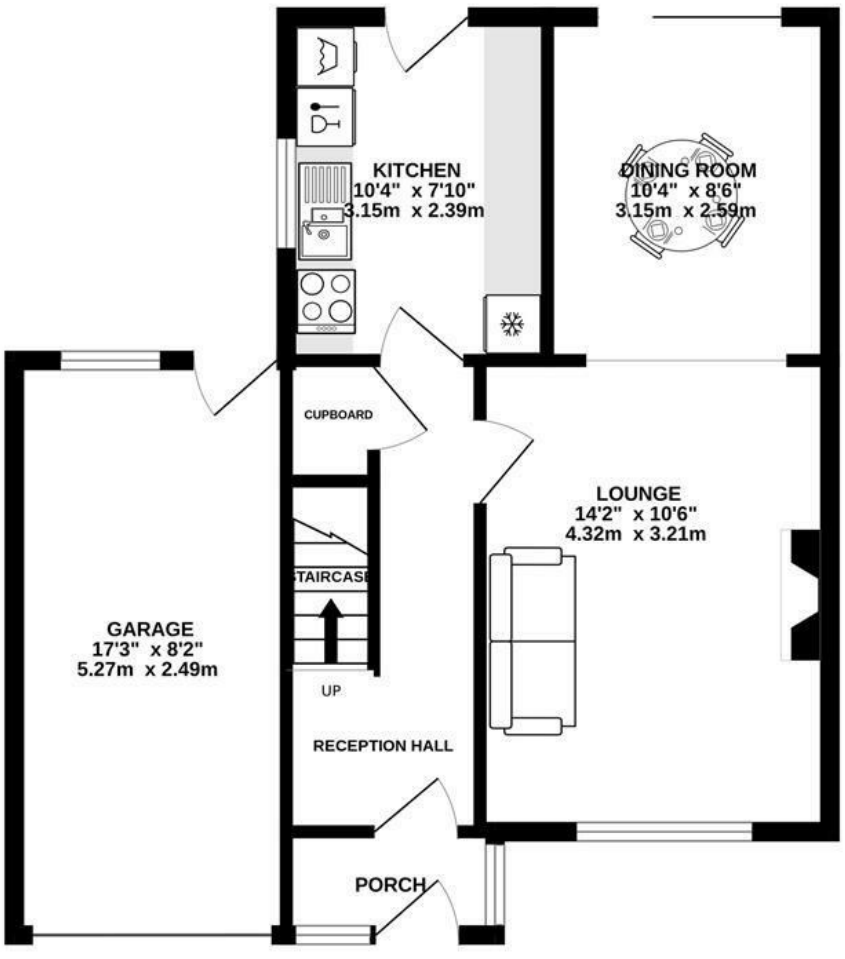




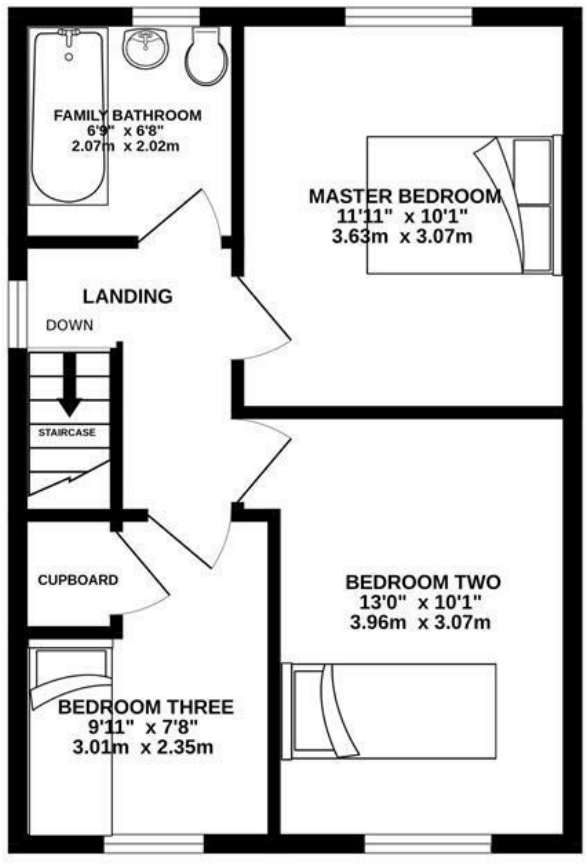
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GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



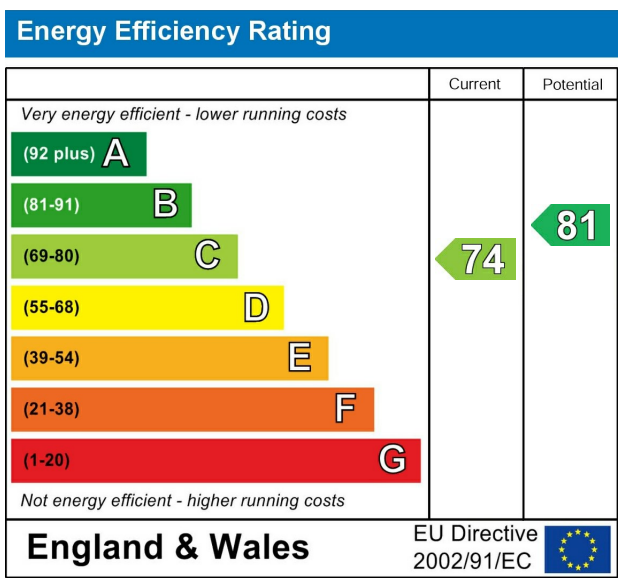
1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.

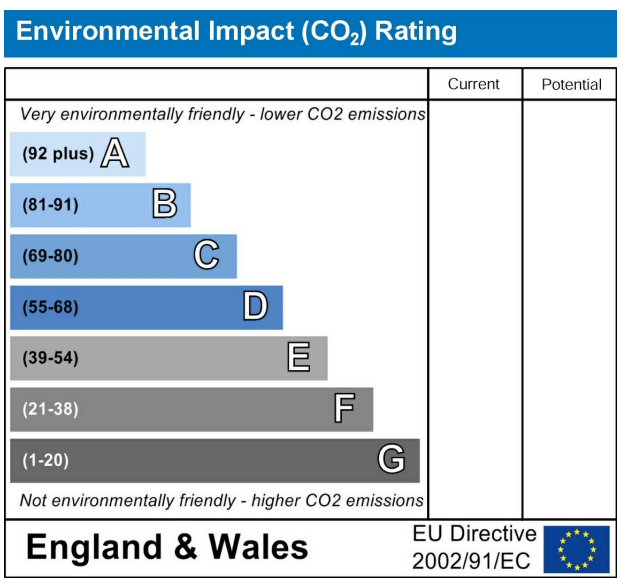


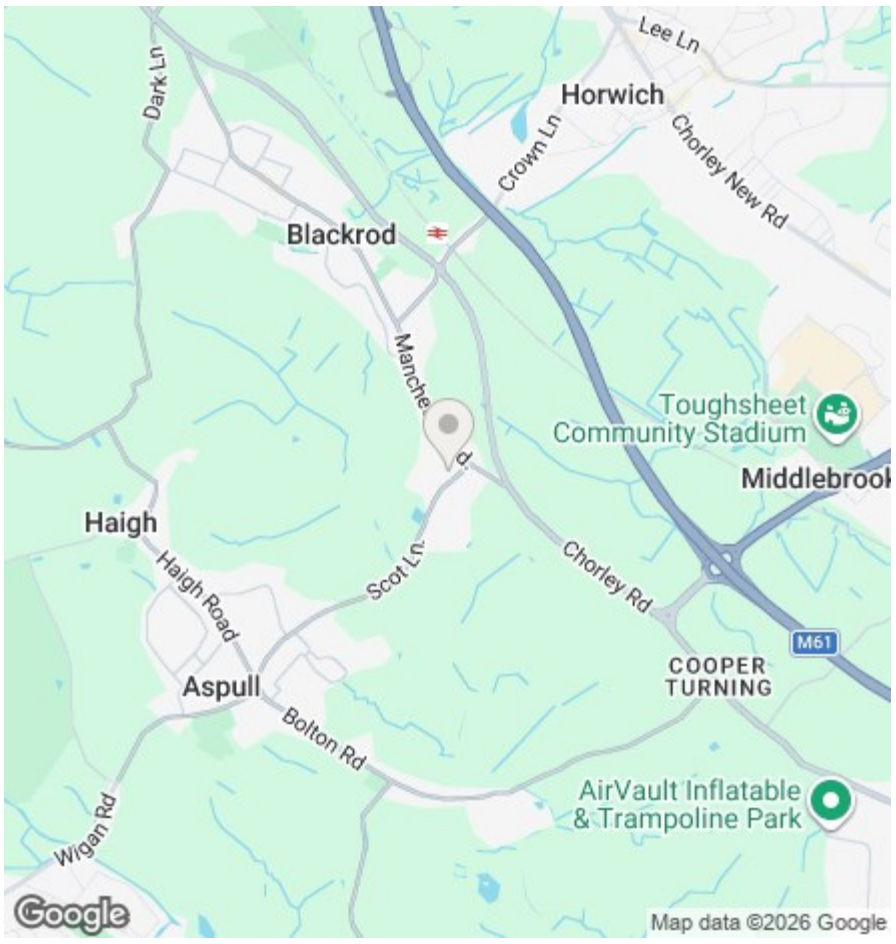
TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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