BEN ROSE

Barn Acre, Blackrod, Bolton

Offers Over £374,995

Ben Rose Estate Agents are pleased to present to market this charming and well presented four-bedroom semi-detached family home situated within the popular village of Blackrod, Bolton. Combining a wealth of original character features with tasteful modern touches, the property offers spacious and versatile accommodation arranged over two floors, making it particularly well suited to growing families. Blackrod itself provides a pleasant village setting with local shops, schools, community facilities and countryside close by, whilst neighbouring Horwich and Bolton provide an extensive range of further amenities, retail and leisure facilities. The property is also ideally positioned for commuters, with Blackrod Railway Station providing services towards Bolton, Manchester and Preston, whilst local bus routes connect with surrounding towns including Bolton and Wigan. For those travelling by road, Junction 6 of the M61 is easily accessible, providing excellent connections towards Manchester, Preston and the wider motorway network, whilst Middlebrook Retail and Leisure Park is also within convenient reach.

Entering the home via the welcoming porch, there is immediate access through to the entrance hall, as well as a useful ground floor WC. The entrance hall provides access to the first floor and leads through to the principal living accommodation, with a dedicated study offering an excellent space for those working from home. A separate snug provides a further reception area and features double doors opening into the spacious lounge, creating an excellent flow between the two rooms. The lounge is particularly bright and inviting, benefiting from double doors and windows positioned to the rear, allowing plenty of natural light while providing pleasant views across the garden. Continuing through, the kitchen and dining area forms the heart of the home, combining a modern finish with plenty of space for everyday family life. The kitchen is fitted with a range of contemporary units, some integrated appliances and a useful breakfast bar, whilst there is ample room for a family dining table. A practical utility room sits directly off the kitchen, providing additional workspace and storage. Throughout the ground floor, the home retains a number of appealing original features and areas of wooden flooring, adding warmth and character whilst complementing the property's more modern touches.

Heading upstairs, the landing provides access to three well-proportioned double bedrooms and a comfortable single, offering an excellent level of flexibility for a growing family. The master bedroom is particularly generous in size and benefits from its own en suite comprising a shower and wash basin, providing a convenient private facility. The second bedroom is also an impressive double room, whilst the remaining two bedrooms offer versatile accommodation that could comfortably serve as children's bedrooms, guest rooms or additional home-working spaces. The fourth bedroom is a comfortable single that can be used as a dressing room and has freestanding storage units helping to keep the room practical and organised. Completing the first floor is the spacious four-piece family bathroom, finished to a good standard and providing a bath, separate shower, WC and wash basin. The combination of four double bedrooms, multiple reception spaces and dedicated home-working accommodation makes this a particularly adaptable family home.

Externally, the property benefits from excellent off-road parking provision, with two separate driveways; one positioned to the side of the house and a further driveway providing access to the detached garage. The front garden is lawned, creating an attractive approach to the property, whilst an EV charger provides a useful modern addition for electric vehicle owners. To the rear, the garden offers a lovely combination of lawn and established hedge borders, alongside planted flower beds and stone-paved pathways which create a pleasant and well-defined outdoor space. A raised pebbled area with a charming bench provides a further spot to sit and enjoy the garden, whilst a separate paved area offers plenty of room for outdoor furniture and summer entertaining. A useful shed completes the garden and provides additional storage. Overall, this is an appealing and versatile family home which successfully combines character and original charm with modern conveniences, offering four double bedrooms, multiple reception areas, generous outdoor space and excellent commuter links, all within the popular and well-connected setting of Blackrod.

Ninja
KENCO

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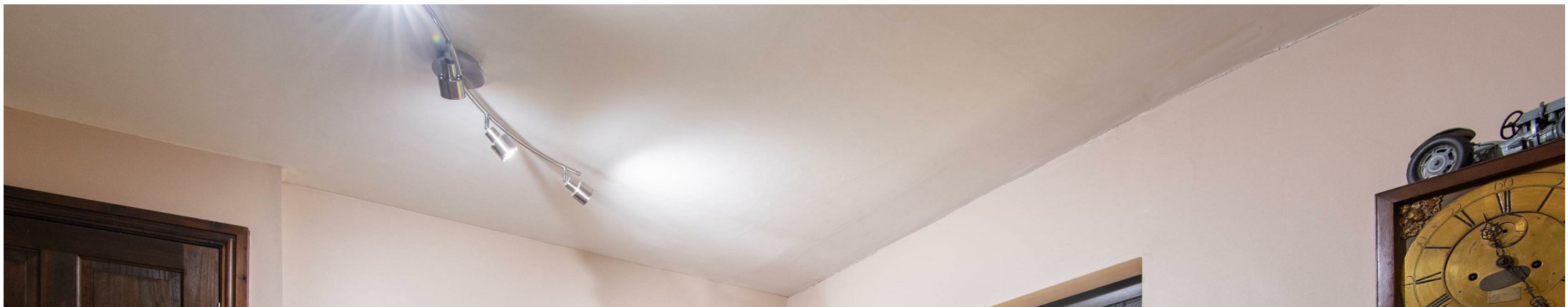

Hotpoint
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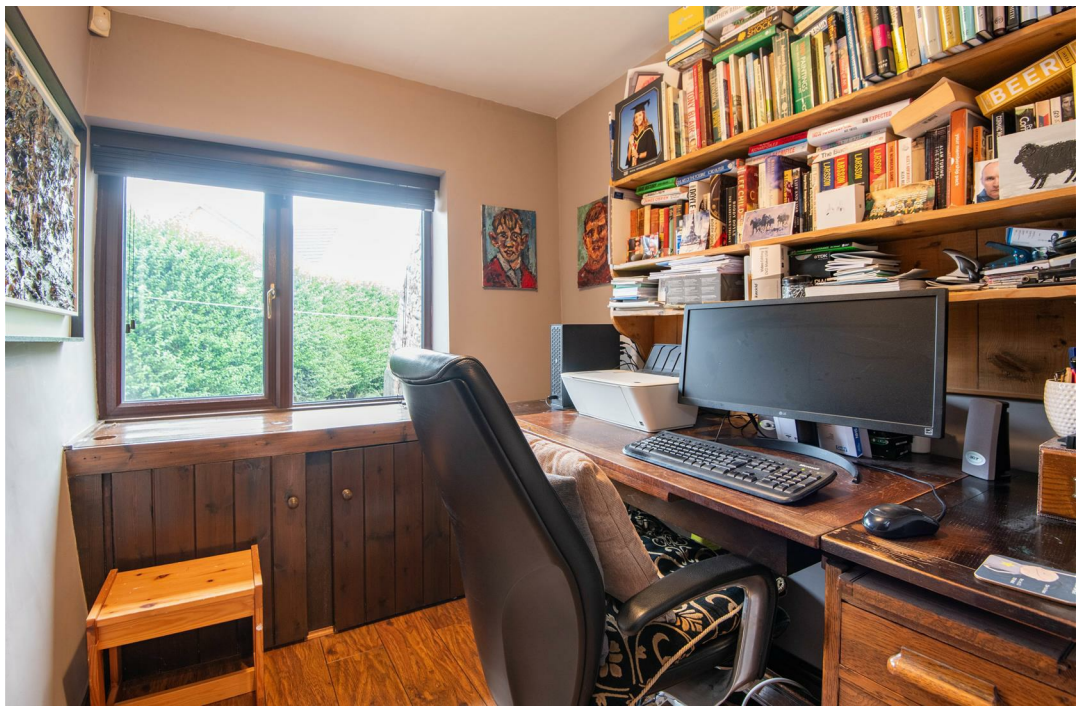

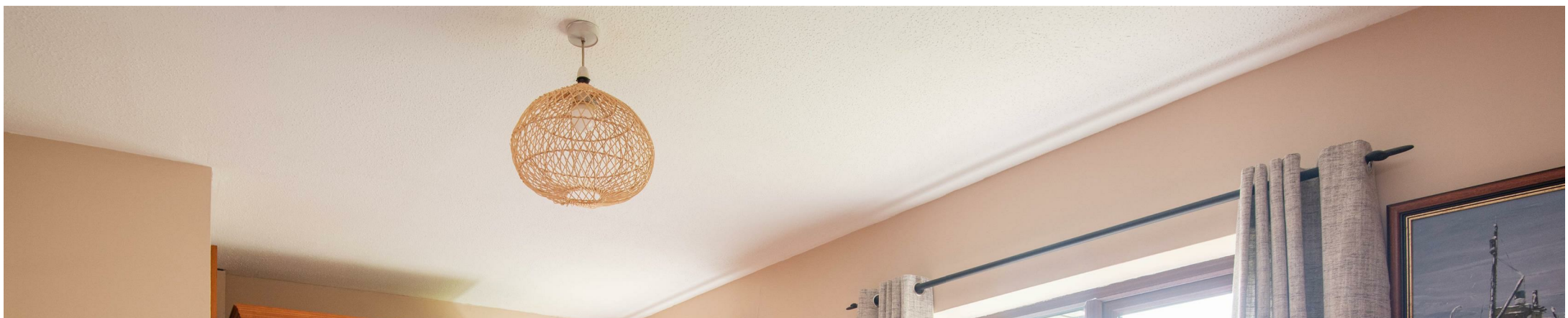

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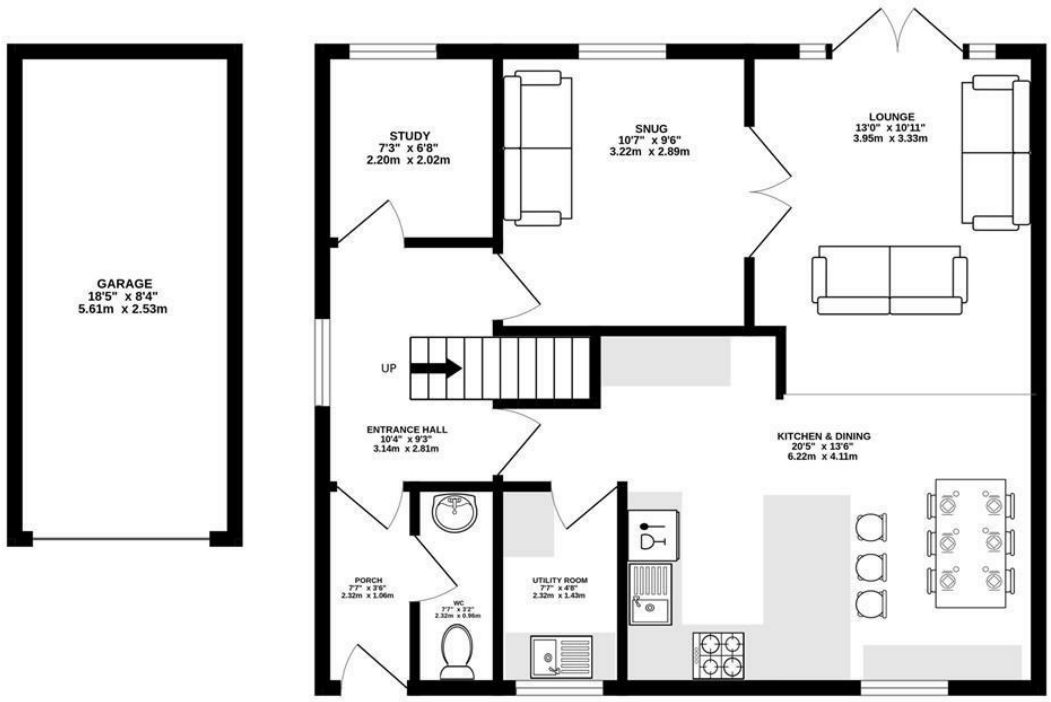
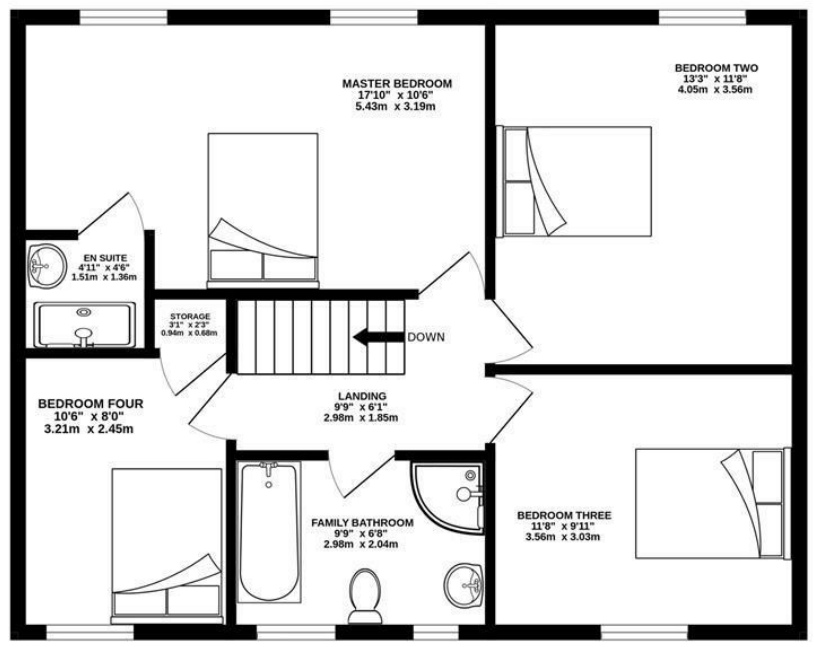
GROUND FLOOR
802 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.2 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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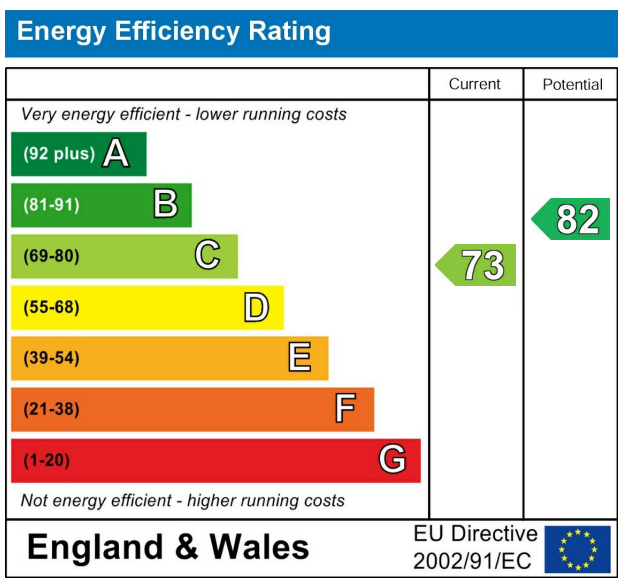

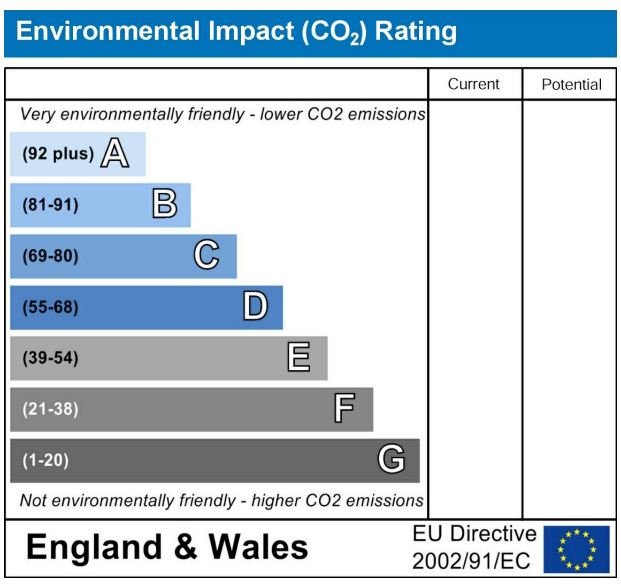

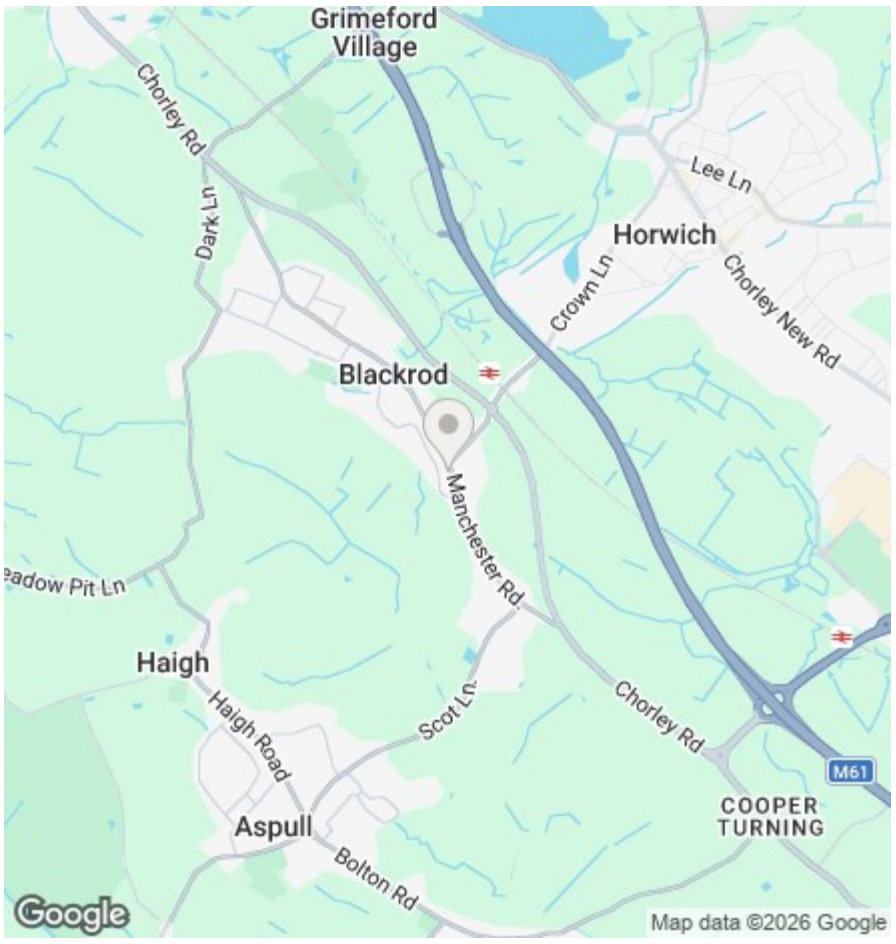

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