BEN ROSE



## Corston Grove, Blackrod, Bolton

## Offers Over £249,995

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached property, situated in a quiet residential area of Blackrod, Lancashire. This lovely extended home is ideally positioned within walking distance of the local amenities in Blackrod, while also benefiting from excellent access to major transport links, providing easy routes into Manchester and across the North West. Middlebrook Retail Park, Bolton town centre, highly regarded schools, and the popular countryside walking and cycling routes of Rivington and Haigh are all within close proximity, offering the perfect balance between village living and everyday convenience.

Stepping into the property, you are welcomed into the entrance hallway, where convenient cloakroom storage is located alongside the staircase leading to the upper level. To the right, you will find the spacious lounge, which features a large front-facing window and flows seamlessly into the open-plan kitchen/diner.

This bright and contemporary space features a modern fitted kitchen with integrated appliances including a fridge, freezer, oven, hob, and washing machine. The dining area offers ample space for a large family dining table, with double patio doors leading through to the conservatory at the rear. The bright and airy conservatory benefits from a solid roof and provides versatile additional living space, with double doors opening out onto the garden.

Moving upstairs, you will find three well-proportioned bedrooms, with bedroom three benefiting from an integrated bed and storage. Additional storage can be found on the landing, while a modern three-piece family shower room completes this level.

Externally, the front of the property features a well-maintained garden alongside a private driveway providing off-road parking for two vehicles. To the rear is a generously sized garden with a lawn, flagged patio area, and convenient storage shed, creating a lovely outdoor space perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW






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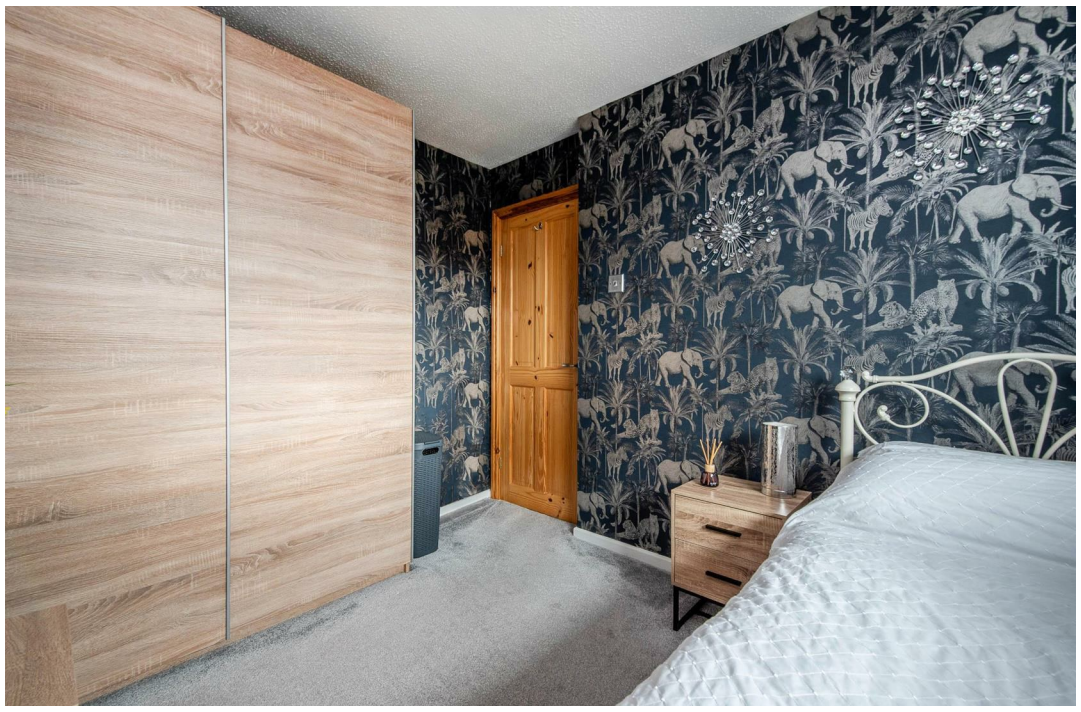




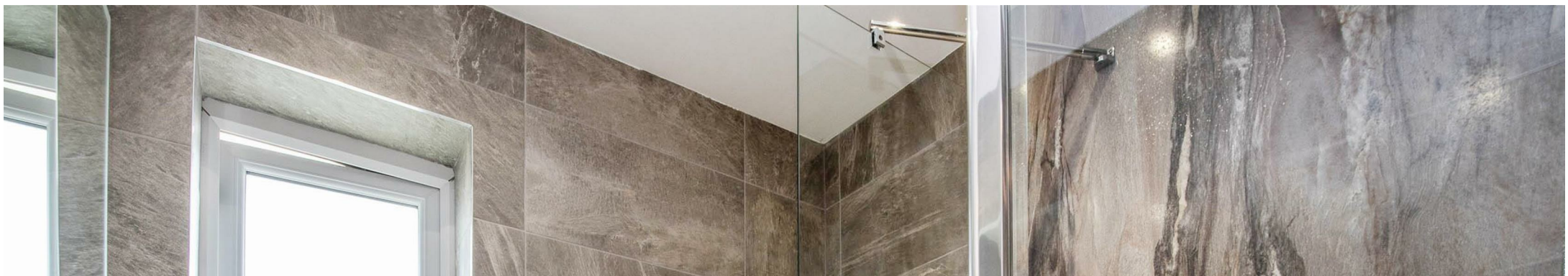




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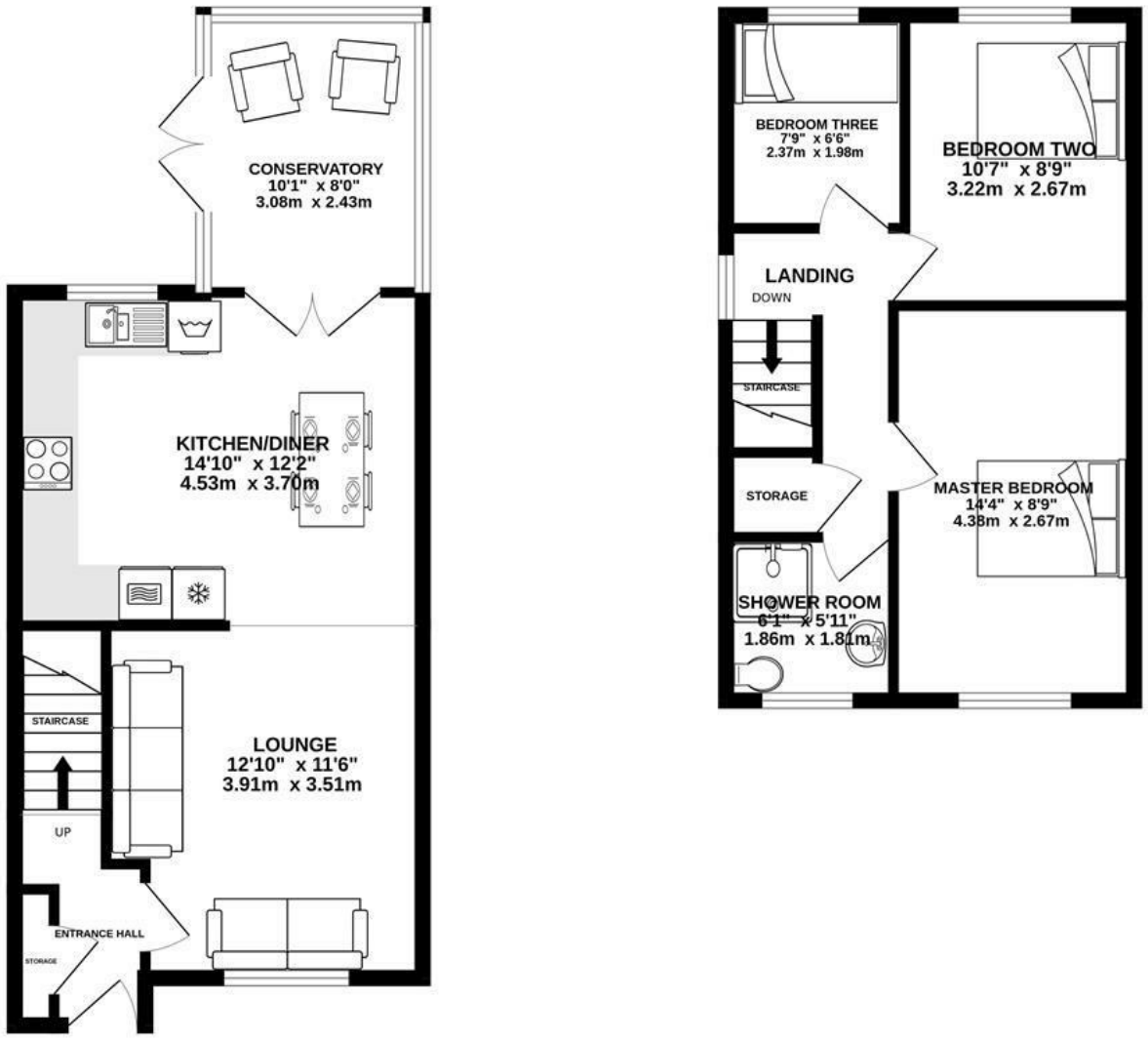




# BEN ROSE

GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.




TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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