



Gregorys Yard, Blackrod, Bolton

Offers Over £399,995

Ben Rose Estate Agents are delighted to present to market this beautifully presented four-bedroom period cottage, ideally located in the heart of Blackrod village. Dating back to circa 1750, this ideal family home beautifully combines original character features with high-quality modern upgrades and offers generous and versatile living accommodation throughout.

Situated on a generous plot, the property enjoys a prime position within walking distance of the local parade of shops in Blackrod. It also benefits 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.

The entrance to the home is accessed via a charming cobbled lane which forms part of the property. Upon entering, you will find yourself in the welcoming entrance hallway where a convenient ground floor WC is located, along with the staircase leading to the upper level. From here you will enter the impressive family room, currently utilised as a bar area but offering fantastic versatility and suitable for use as an additional sitting room, formal dining room or playroom. Double doors lead through to the spacious main lounge which benefits from dual aspect windows and a recently installed log burner, creating a warm and inviting space. Just off the lounge is a convenient utility room offering additional storage and space for freestanding appliances, with a single door providing access to the side of the property. The utility room connects through to the bright and airy conservatory which offers fantastic additional living space, with double patio doors opening onto the rear garden.

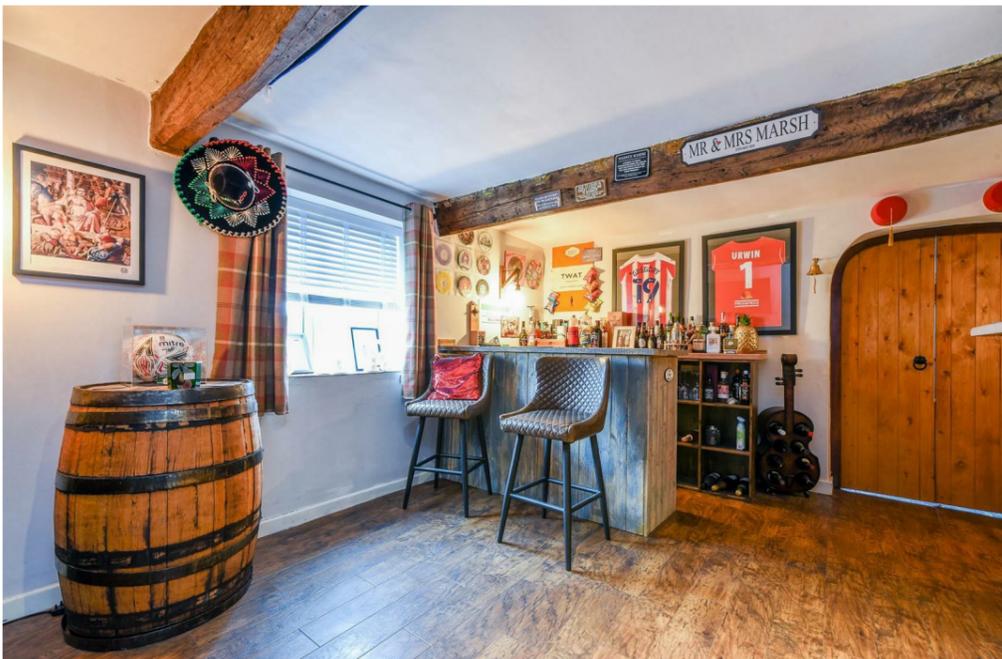
From here, or directly from the entrance hallway, you will enter the stunning open plan kitchen/diner. The kitchen offers ample storage with a central island and integrated oven, hob and dishwasher, along with generous workspace. The dining area provides plenty of room for a large family dining table, with double patio doors opening out to the garden.

Moving upstairs you will find four generously proportioned double bedrooms, all boasting charming exposed beams, with three bedrooms benefiting from fitted storage. The master bedroom features a modern en-suite shower room, while the stylish family bathroom, complete with underfloor heating, completes this level.

Externally, to the side of the property is a private driveway providing off-road parking. To the rear is a generously sized and well-maintained garden featuring a spacious lawn and patio area, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment and to fully appreciate the space, character, and quality this exceptional home has to offer.













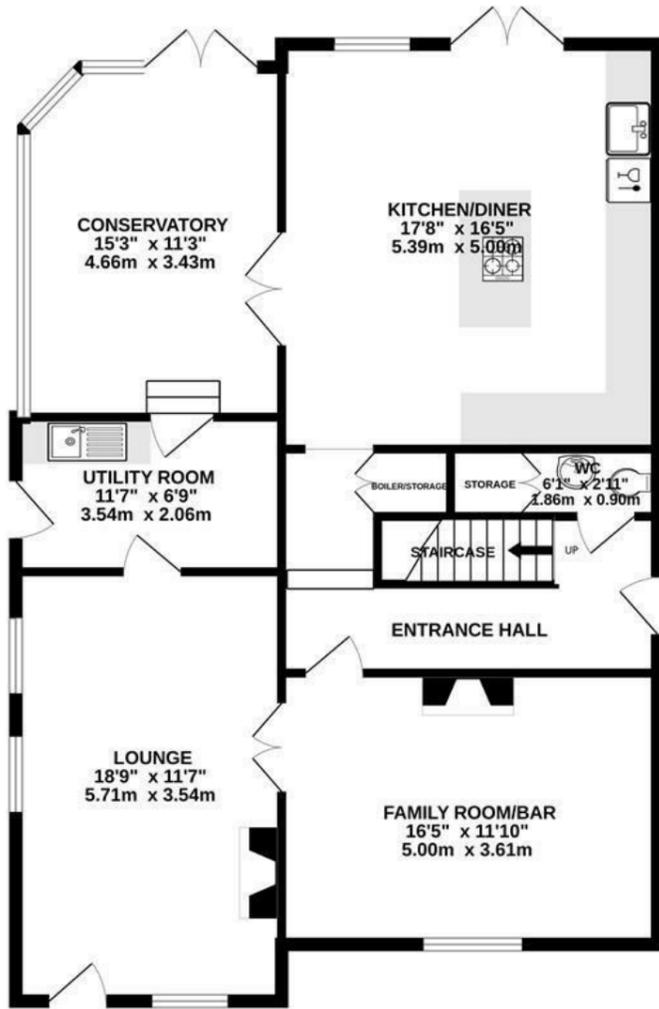




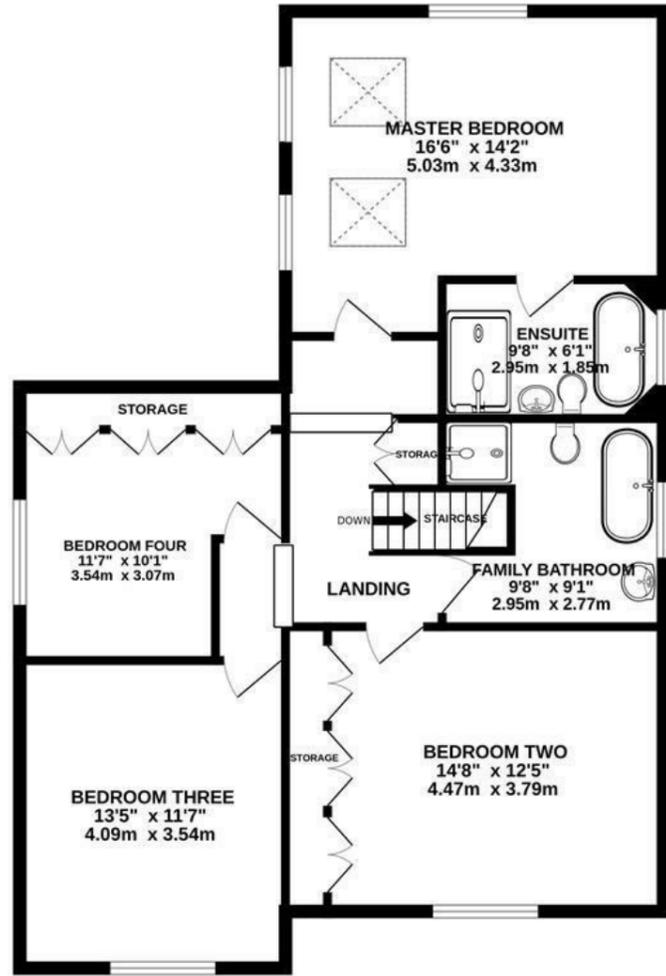




GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
941 sq.ft. (87.4 sq.m.) approx.

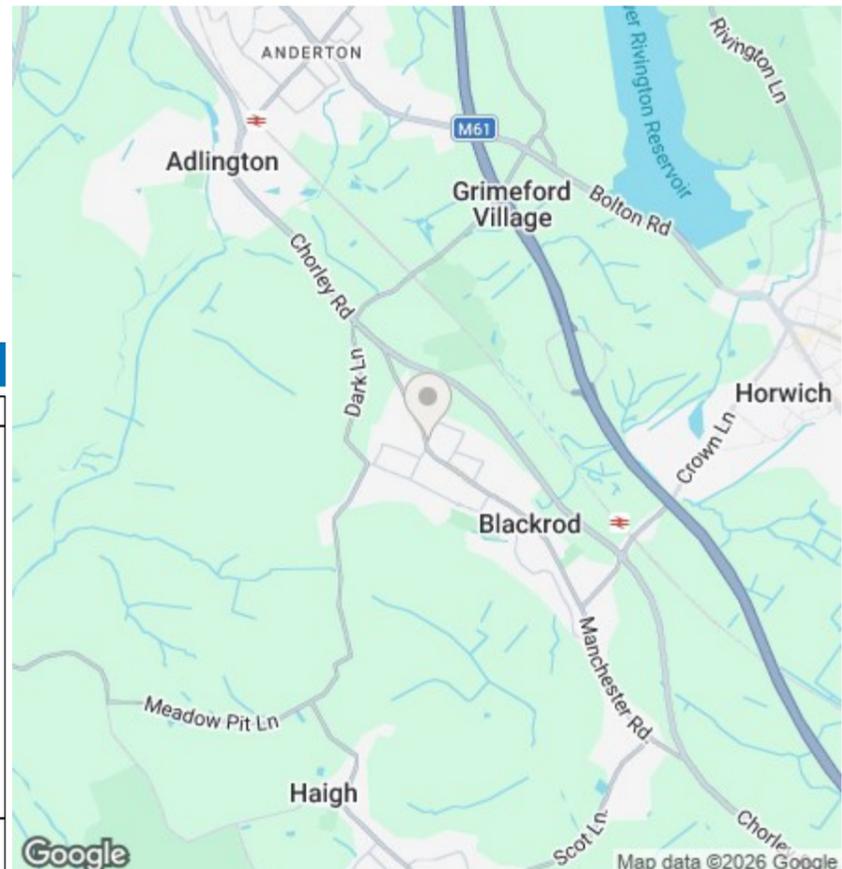


TOTAL FLOOR AREA : 2038 sq.ft. (189.4 sq.m.) approx.

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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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	