



Eskdale Avenue, Blackrod, Bolton

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this beautifully refreshed three-bedroom semi-detached home, situated in the highly sought-after village of Blackrod. Benefitting from new flooring and enjoying a stunning open countryside aspect to the rear, this well-presented property offers spacious and versatile accommodation that is ideal for growing families. Blackrod is a popular residential location, offering a fantastic balance of village charm and everyday convenience. Excellent local amenities can be found nearby, including highly regarded schools, shops, cafés, supermarkets and leisure facilities. For commuters, Blackrod Train Station provides direct rail links to Manchester, Bolton and Preston, whilst convenient access to the M61 motorway connects the area to surrounding towns and cities. Residents can also enjoy nearby countryside walks, parks and outdoor spaces, making this an excellent choice for families seeking both convenience and a peaceful setting.

Upon entering the home, you are welcomed into a spacious reception hall, which houses the staircase and provides access to the majority of the ground floor accommodation. Positioned to the right-hand side of the property is the impressive lounge/diner, a generous space spanning the full depth of the home. This inviting room comfortably accommodates both a large seating area and a family dining table, while dual-aspect windows and sliding patio doors flood the room with natural light and perfectly frame the attractive rear outlook across the countryside. Moving through the property, the generously sized kitchen offers an excellent range of integrated appliances and provides ample workspace, with additional room available for a breakfast island if desired. Completing the ground floor is the well-appointed three-piece family bathroom.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The principal bedroom and second bedroom both benefit from fitted wardrobes, providing practical storage solutions, while the third bedroom is positioned at the rear of the home to take full advantage of the stunning open views beyond. A shower room serves the first-floor accommodation, offering additional convenience for family living.

Externally, the property enjoys excellent kerb appeal with a driveway providing off-road parking for up to two vehicles, leading to a detached garage complete with a useful workbench. A neat front lawn further enhances the attractive frontage. To the rear, the landscaped garden has been thoughtfully designed to be both well presented and easy to maintain, featuring a lawn and multiple seating areas where homeowners can relax and enjoy the beautiful open countryside views. Combining spacious accommodation, modern updates and a desirable village location, this is a wonderful family home that must be viewed to be fully appreciated.















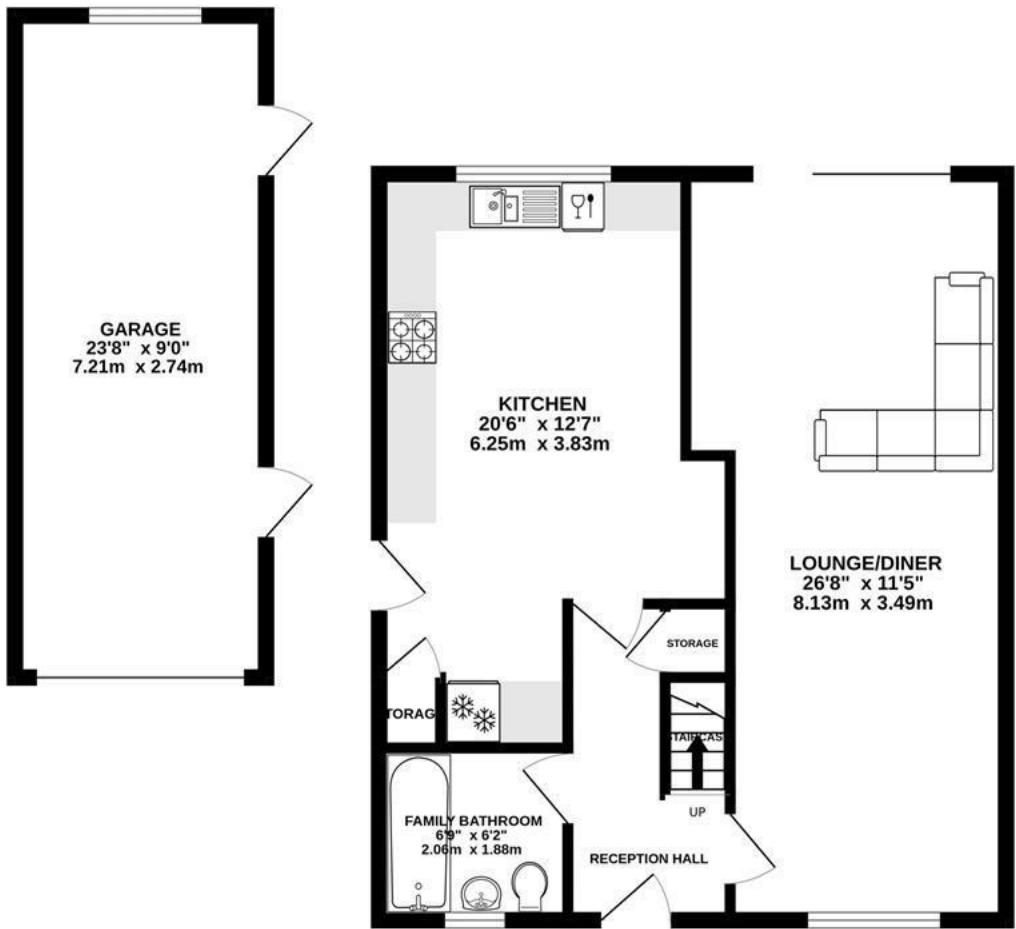




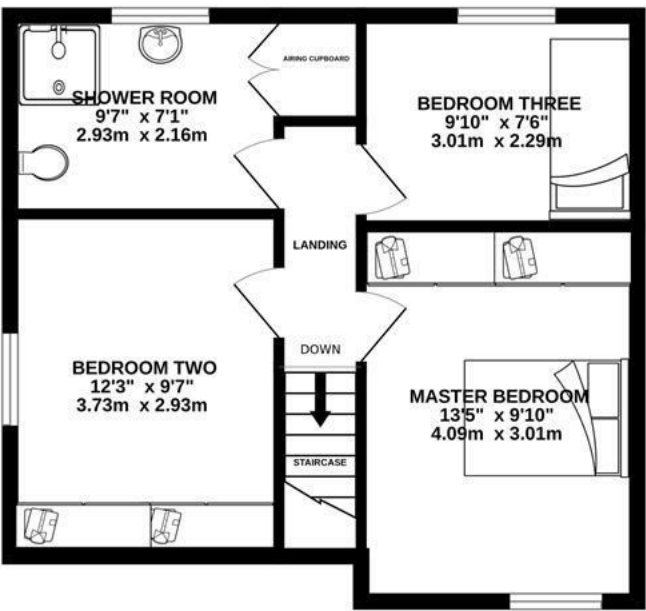


BEN ROSE

GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

