



## Hill Lane, Blackrod, Bolton

**Offers Over £279,995**

Ben Rose Estate Agents are pleased to present to market this spacious and beautifully presented four-bedroom end terrace property, situated in the sought-after village of Blackrod, Bolton. Ideal for growing families, this charming home offers an excellent blend of generous living accommodation, characterful features and practical family living throughout. Set within a popular residential area, the property enjoys close proximity to a range of local amenities including well-regarded schools, supermarkets, cafés and leisure facilities, whilst also benefiting from excellent travel links. Blackrod train station is only a short distance away, providing direct rail connections towards Manchester and Preston, with convenient access to the M61 motorway making commuting to Bolton, Wigan and surrounding towns simple and efficient. The nearby countryside and Rivington area also offer fantastic outdoor walks and recreation for families to enjoy.

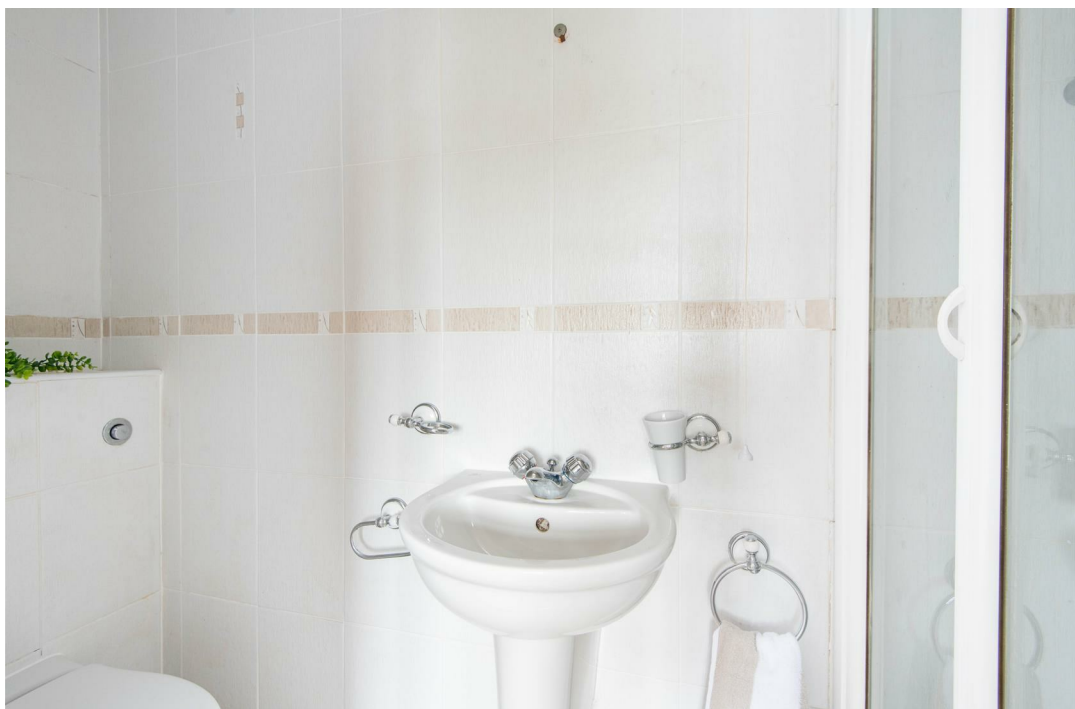
Entering the home, you are welcomed into a central hallway which provides access to the first-floor staircase and the main lounge. The lounge is a bright and inviting space, enhanced by a feature fireplace, plentiful natural light and the added luxury of underfloor heating, creating a warm and comfortable setting for relaxing evenings. Continuing through the property, you enter the impressive open-plan kitchen and dining area, perfectly suited to modern family living. The kitchen boasts attractive shaker-style cabinetry with a charming farmhouse-inspired design, complemented by several integrated appliances and ample worktop space. There is also plenty of room for family dining and entertaining. To the rear of the home is an additional snug or sitting area, offering versatile use as a secondary lounge, playroom or home retreat, whilst also providing access into the integral garage. The garage itself benefits from plumbing, allowing it to double as a practical utility space if desired.

To the first floor, the landing gives access to four well-proportioned bedrooms, three of which are generous doubles. The fourth bedroom offers flexibility as a children's bedroom, nursery or home office. Two of the bedrooms benefit from multiple built-in wardrobes, providing excellent storage solutions, whilst the spacious master bedroom further enjoys underfloor heating alongside its own private shower en suite. Completing the accommodation is the stylish four-piece family bathroom, fitted with both a separate bath and shower to comfortably serve the needs of a busy household. Additionally, the property benefits from a fully boarded loft with electricity, offering superb storage potential or further versatility.

Externally, the property continues to impress with well-maintained outdoor spaces to both the front and rear. To the front is a driveway providing off-road parking for multiple vehicles, leading directly to the integral garage, alongside a neatly kept lawn and attractive flower beds which enhance the home's kerb appeal. The rear garden has been thoughtfully designed to offer a fantastic outdoor setting for families and entertaining alike, featuring a paved seating area sheltered beneath a pergola, ideal for outdoor dining and relaxation. Steps lead up to a generous lawned garden bordered by mature flower beds, additional paved sections and secure fencing, creating a private and welcoming outdoor environment. Offering spacious accommodation, versatile living areas and a highly convenient location, this is a wonderful family home that must be viewed to be fully appreciated.





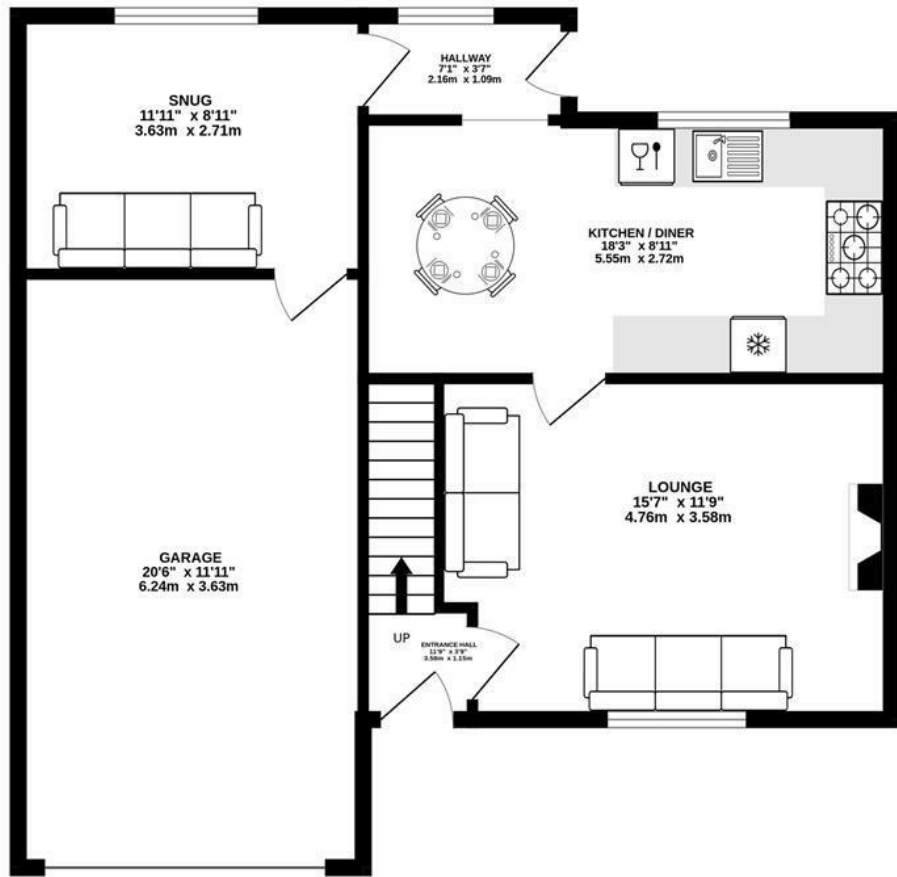




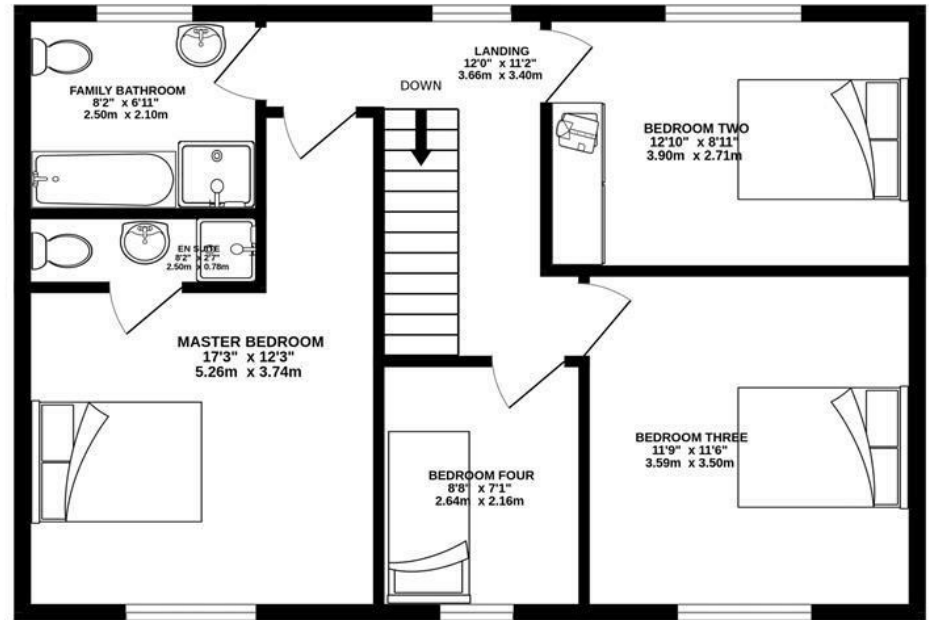




**GROUND FLOOR**  
747 sq.ft. (69.4 sq.m.) approx.



**1ST FLOOR**  
637 sq.ft. (59.2 sq.m.) approx.

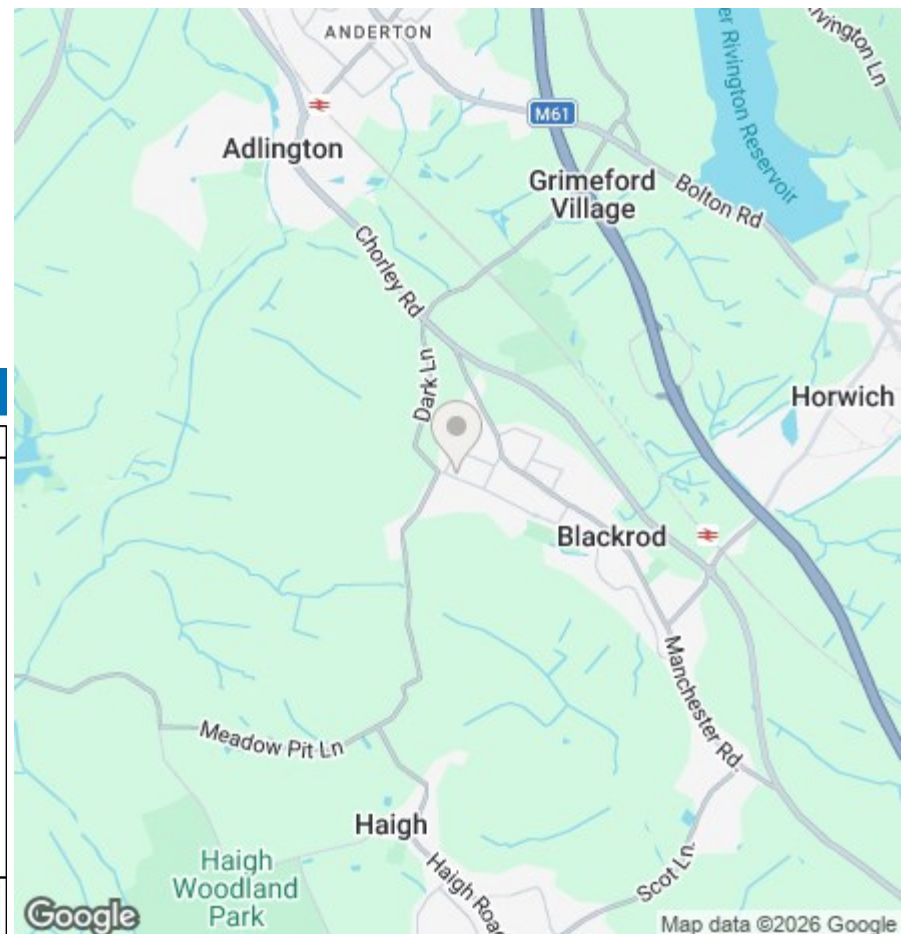


TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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