



Eskdale Avenue, Blackrod, Bolton

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, three-bedroom semi-detached dormer bungalow, located in the picturesque village of Blackrod, Lancashire. The property is nestled on a quiet cul-de-sac and is just a short drive from Horwich town centre, offering easy access to excellent local schools, shops, and amenities. Travel links are superb, with Blackrod train station nearby providing direct connections to Manchester and Preston. The M61 motorway is also within easy reach, making this an ideal location for commuters. While the property would benefit from some modernisation, it presents an excellent opportunity for buyers to add their own personal touch and create a wonderful family home. Viewing at your earliest convenience is highly recommended to avoid potential disappointment.

Stepping into the property, you are welcomed by a bright entrance hallway, where the staircase leads to the upper level. The hallway provides access to all ground floor rooms, including the spacious lounge/diner, which spans the full length of the property and benefits from a dual aspect—with a large front-facing window and sliding patio doors to the rear.

Across the hall, you'll find the kitchen, which offers ample space for freestanding appliances and features a single door leading out to the side of the home. Also on this floor is a well-proportioned master bedroom and a modern three-piece shower room.

Heading upstairs, you'll discover two additional double bedrooms, each offering access to convenient eaves storage.

Externally, the front of the property boasts a well-maintained garden and a private driveway providing off-road parking. To the rear, there is a generously sized garden, predominantly laid to lawn, with a flagged patio area—perfect for relaxing or entertaining.





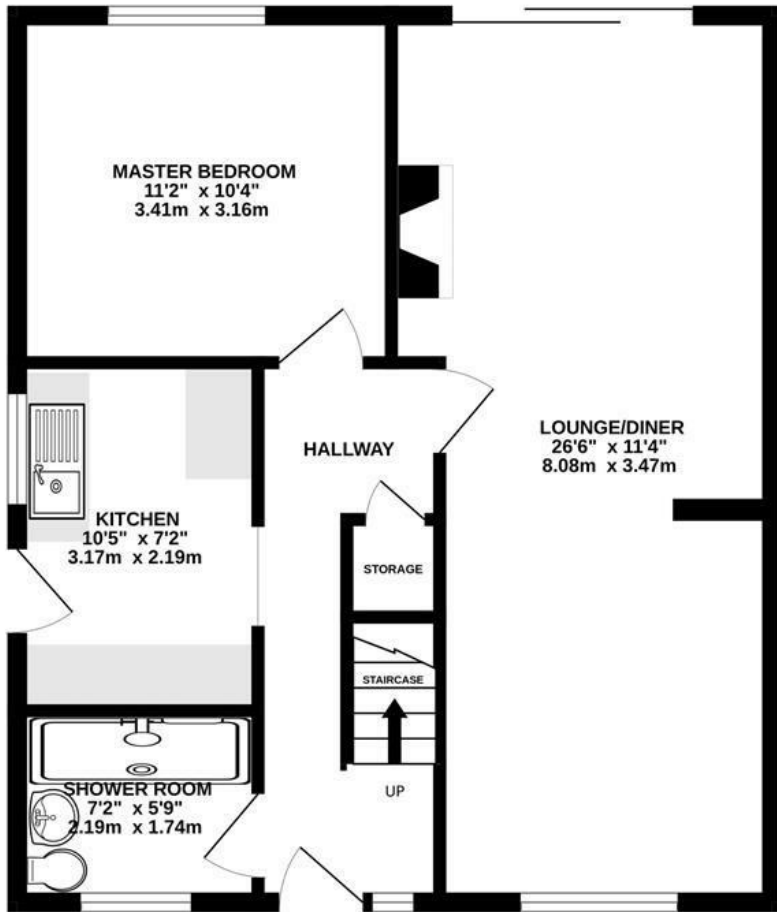




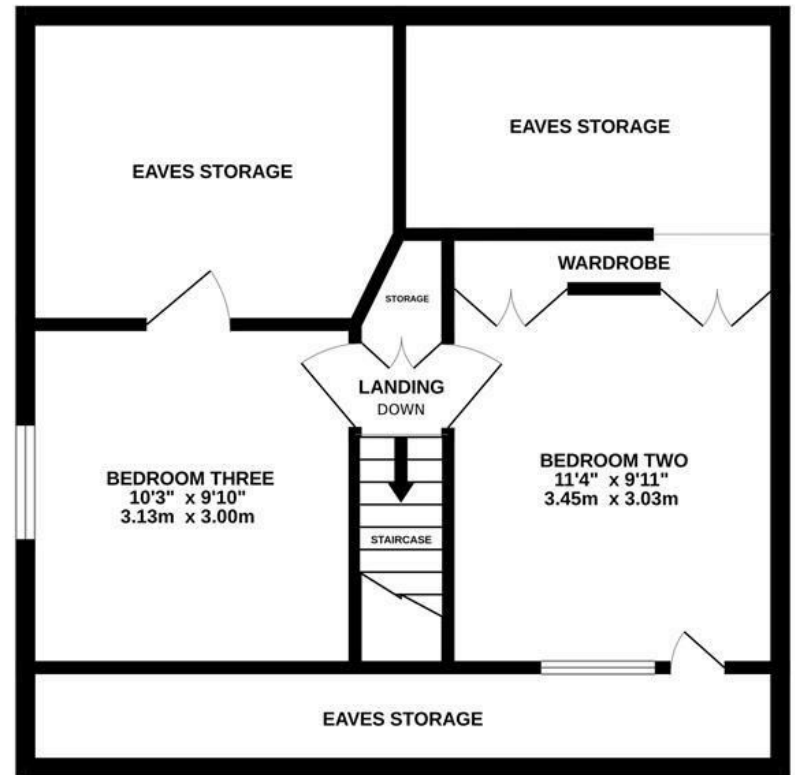




GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.

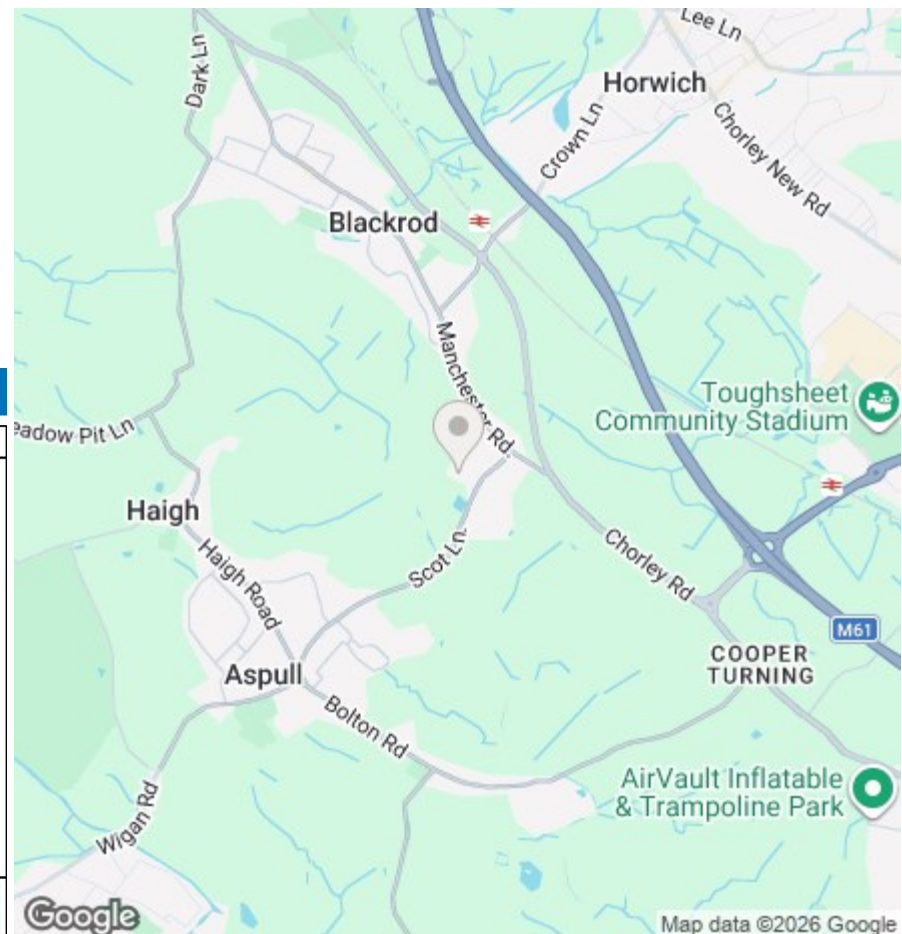


TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

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	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
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