



## Manchester Road, Blackrod, Bolton

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, terraced home located in the sought-after area of Blackrod, Greater Manchester. Perfectly suited for first-time buyers, this property offers a warm and inviting atmosphere with a practical layout ideal for modern living. Situated in a well-connected area, the home benefits from excellent travel links, with nearby train stations and bus routes providing easy access to surrounding towns and cities. The M61 motorway is within a short drive, making commuting straightforward. Local amenities, including shops, schools, and leisure facilities, are conveniently close by. With views of Rivington and a short walk to Rivington Pike, enhancing the appeal of this delightful home.

Upon entering the home you are greeted by a spacious open lounge with a front facing window and eye-catching exposed brick fireplace creating a cosy atmosphere. Moving to the rear is the sizable dining room and open kitchen. With ample room for a dining table in the dining area and practical worktop space in the kitchen, there is also room for freestanding appliances and a door provides access to the rear garden.

Moving to the first floor, the property boasts two generously sized double bedrooms. The sizable master bedroom benefits from a built-in storage space, offering practical storage solutions. The modern family bathroom is a three-piece suite, complete with a shower toilet and wash hand basin.

Externally, the rear garden is quaint and secure, with a secluded decked retreat at the far end, offering plenty of room for furniture and is perfect for outdoor entertaining. Overall This home effortlessly combines modern living and practicality, in a well connected area.





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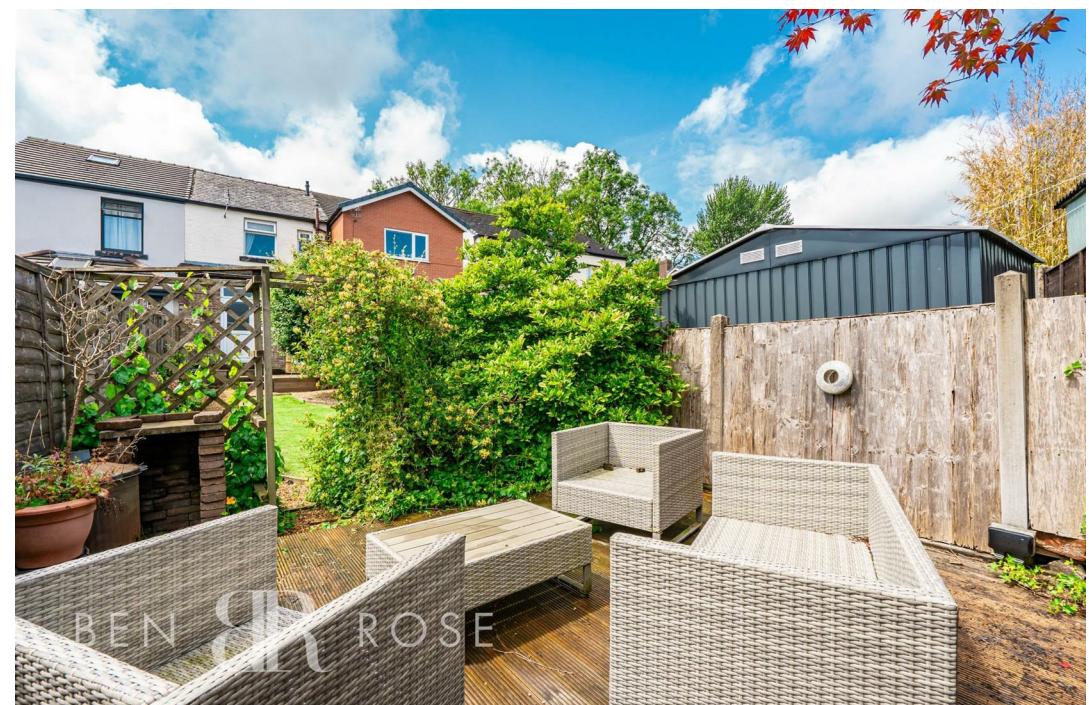
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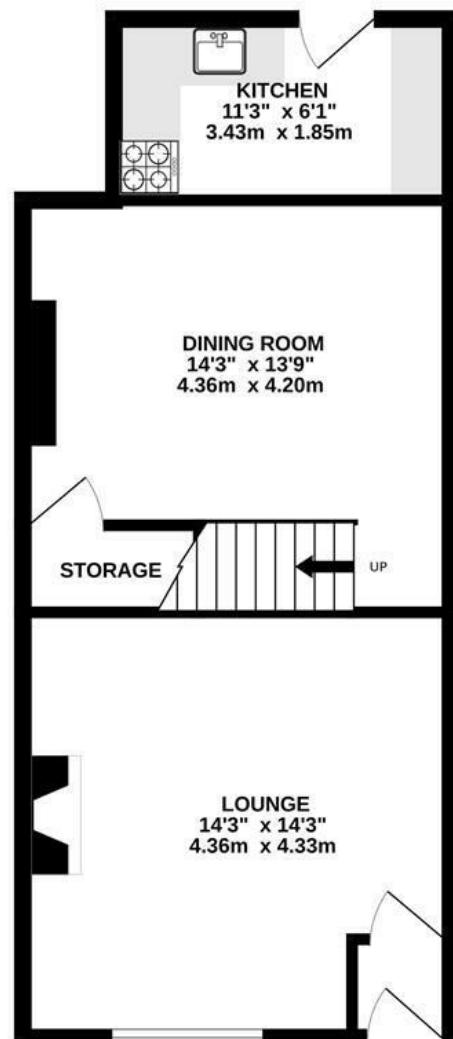


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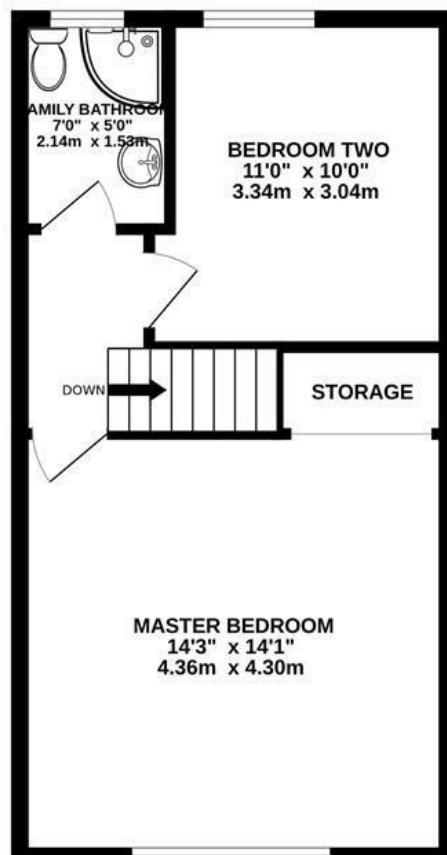


# BEN ROSE

GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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		
England & Wales	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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

