



New Street, Blackrod, Bolton

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented mid-terrace home, situated in the highly sought-after village of Blackrod. Benefitting from a superb ground floor extension, this attractive property offers generous and versatile living space, making it an ideal purchase for families and couples alike. Located within easy reach of a range of local shops, cafés, schools and everyday amenities, the home also enjoys excellent transport links, including Blackrod railway station, regular bus services to Bolton and Wigan, and convenient access to the M61 motorway. For those who enjoy the outdoors, the stunning Rivington Pike and its surrounding countryside are just a short drive away.

Stepping inside, the welcoming lounge sits to the front of the property, offering a cosy space to relax. To the rear, the impressive extended kitchen, dining and family room forms the heart of the home. The modern fitted kitchen features an induction hob, stainless steel sink and ample storage, while the spacious family area is flooded with natural light from three Velux windows overhead. Bi-folding doors open seamlessly onto the rear garden, creating the perfect space for entertaining, and a practical utility room is conveniently positioned just off the kitchen.

To the first floor, the spacious master bedroom benefits from fitted wardrobes, providing excellent storage. A second well-proportioned double bedroom offers flexible accommodation for family or guests. Completing the first floor is the contemporary three-piece family bathroom, finished to a modern standard.

Externally, the property benefits from on-street parking to the front. To the rear is a low-maintenance paved patio garden with low wall boundaries, providing an ideal space for outdoor dining and relaxation. A rear gate leads to the parking area and an impressive detached garage, offering excellent storage or workshop potential. Combining spacious extended accommodation with a desirable location, this is a fantastic home ready to be enjoyed.













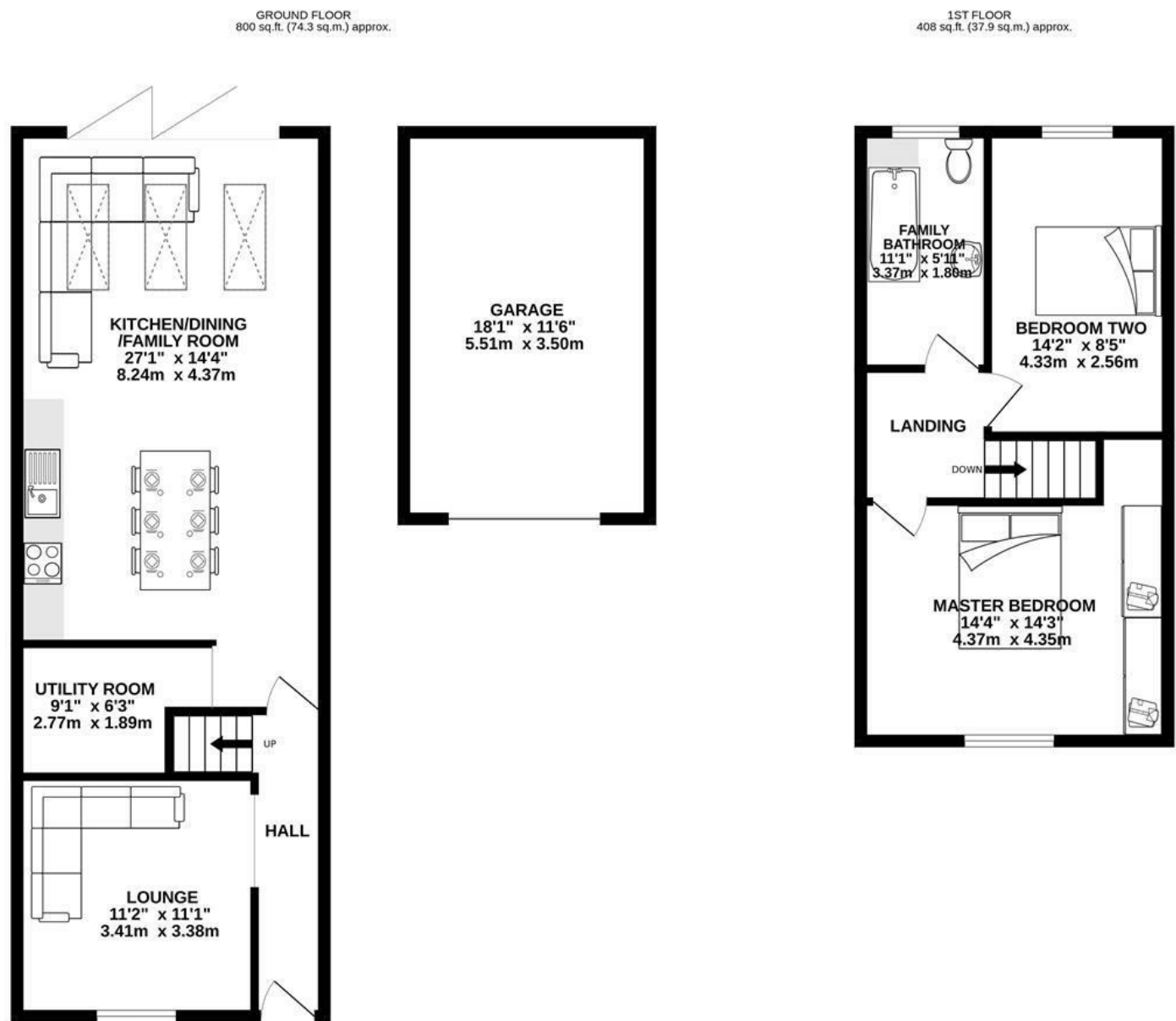








BEN ROSE



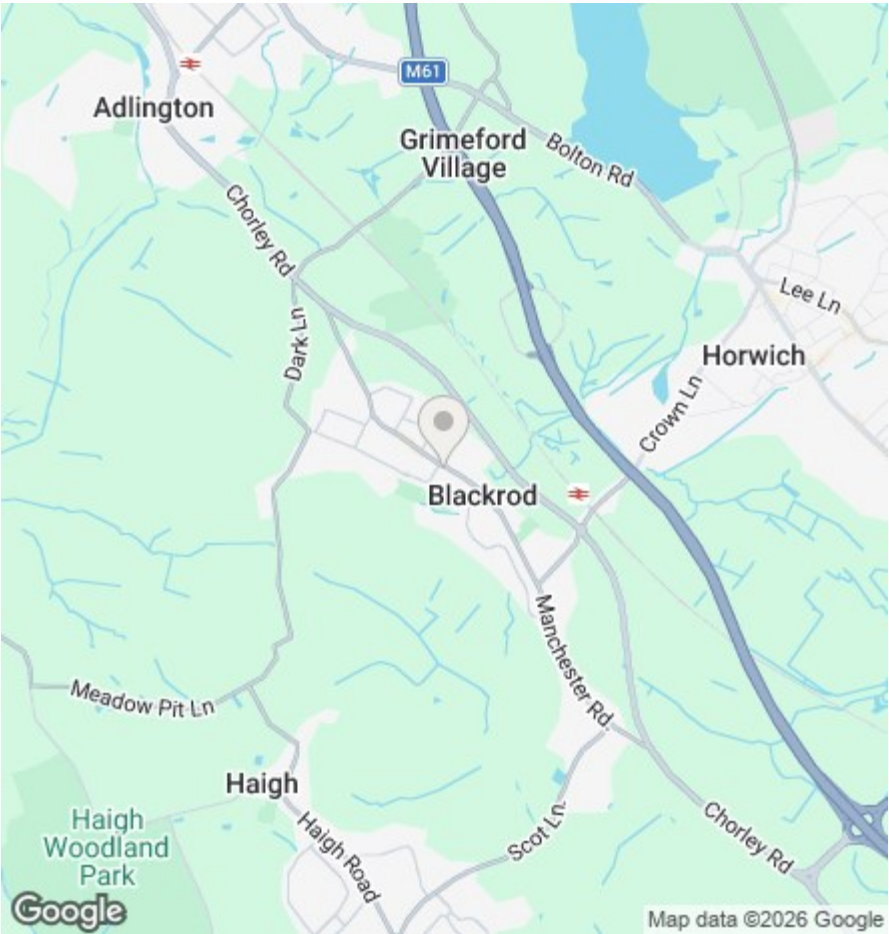
TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx.

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 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	