BEN ROSE



Hill Lane, Blackrod, Bolton **Offers Over £189,995**

Ben Rose Estate Agents are pleased to present to market this impressive three-bedroom mid-terraced home, offering spacious and stylish accommodation ideally suited to families and couples. Situated in the sought-after village of Blackrod, the property is well placed for everyday amenities whilst offering excellent commuter links. Blackrod railway station provides services across the region, with excellent bus links towards Bolton and Wigan, while the M61 provides convenient access to surrounding towns and cities. The property is also within easy reach of Rivington Pike and the beautiful surrounding countryside.

Entering through the vestibule, you are welcomed into a spacious lounge positioned to the front, providing an inviting space to relax. Continuing through the home is the impressive open-plan kitchen/dining room, which forms the heart of the property. The modern fitted kitchen benefits from a central island, built-in induction hob, oven, microwave, dishwasher and plate warmer. Bi-folding doors open from the dining area onto the rear garden, creating an excellent space for entertaining. A useful utility cupboard and WC complete the ground floor.

Ascending to the first floor, the spacious master bedroom benefits from fitted wardrobes, whilst bedroom two is another well-proportioned double bedroom. Bedroom three provides a versatile single room, ideal for a child's bedroom, nursery or home office. Completing the accommodation is a contemporary three-piece shower room.

Externally, the property benefits from convenient street parking to the front. To the rear is an impressive enclosed garden, featuring high walls, a wooden patio, artificial lawn and a covered wooden outdoor bar, creating a fantastic setting for summer entertaining. Offering a superb blend of generous living space, modern features and a desirable location, this is an excellent home for couples and growing families alike.





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HOME












We may not have it all together,
But together we have it all







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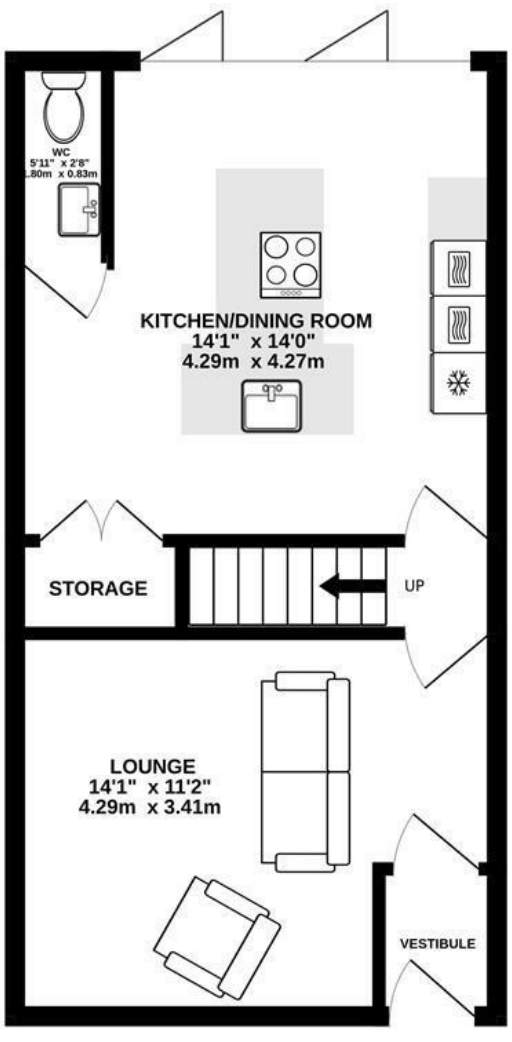




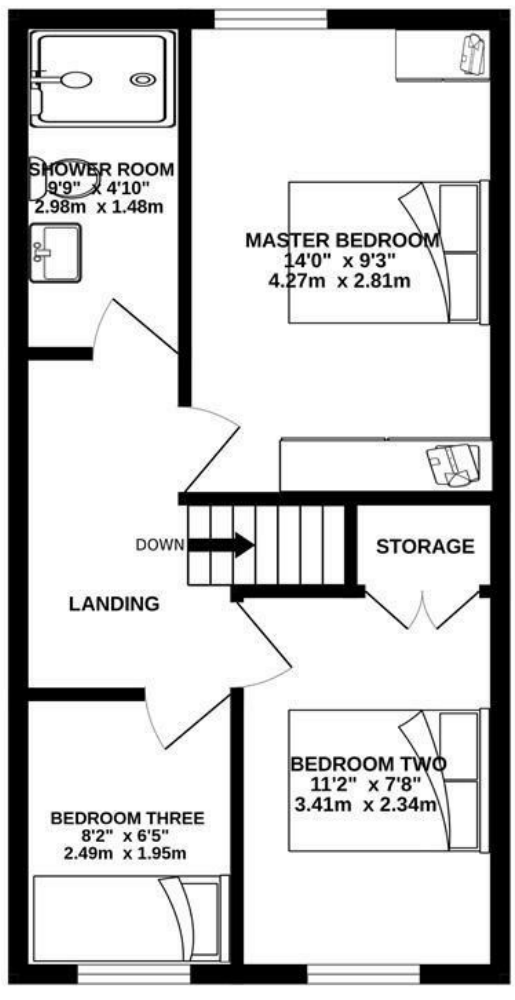
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GROUND FLOOR
393 sq.ft. (36.6 sq.m.) approx.



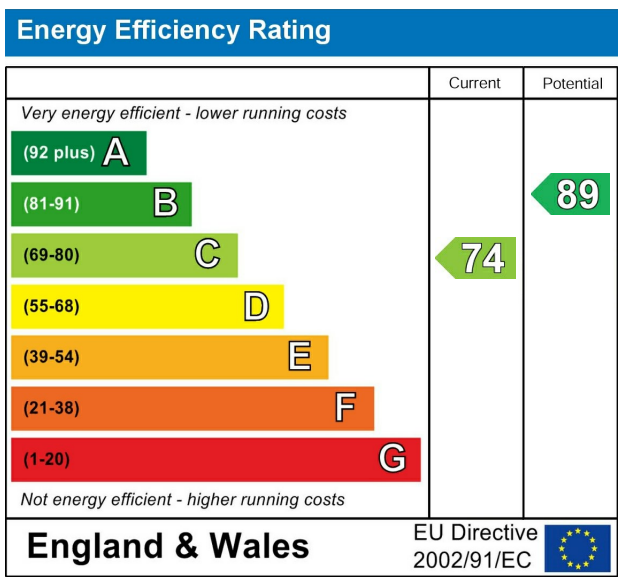
1ST FLOOR
393 sq.ft. (36.6 sq.m.) approx.

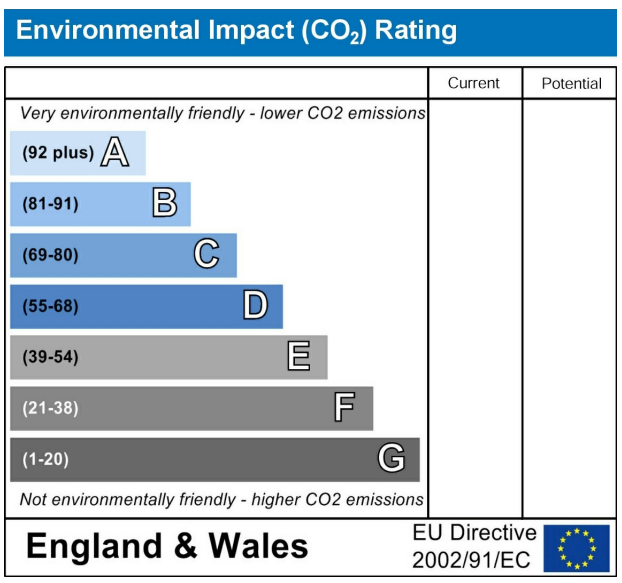


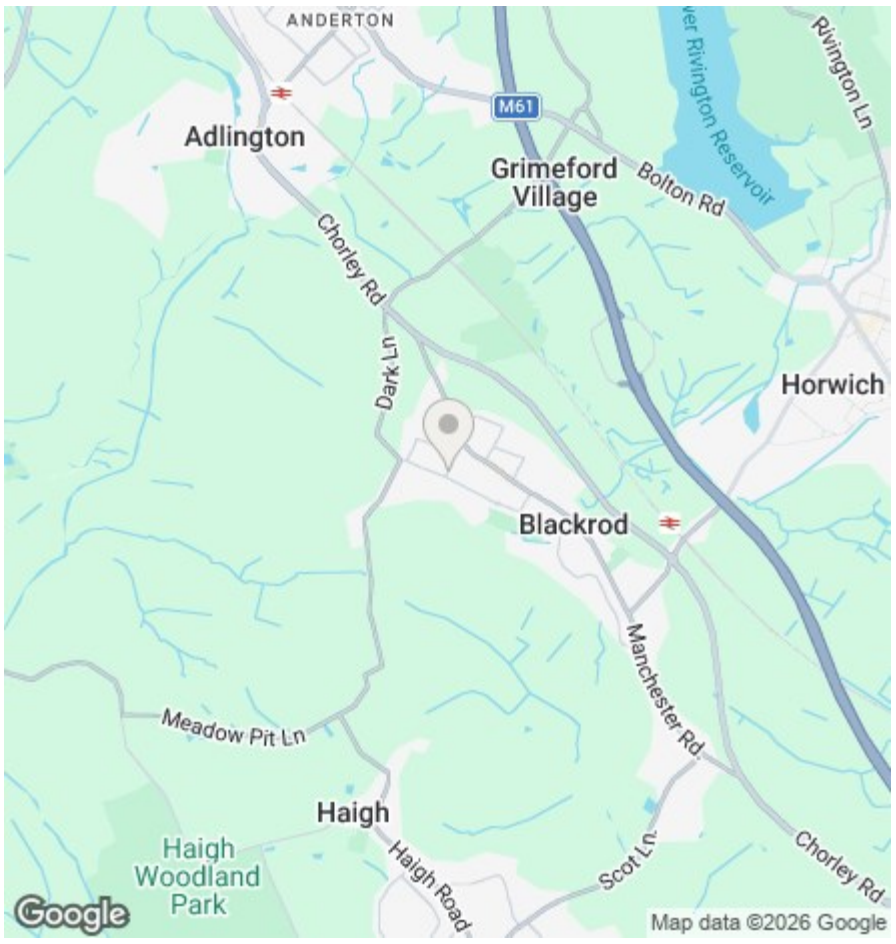
TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

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.







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