



Clairvaux Little Scotland, Blackrod, Bolton, Lancashire, BL6 5LW

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AGENTS

**Clairvaux Little Scotland**  
**Blackrod**  
**Bolton**  
**Lancashire**  
**BL6 5LW**

\*\*\*\*\* Substantial reduction to Offers Over £800,000 \*\*\*\*\* Located on the border of Blackrod and Haigh, Little Scotland is a semi rural spot with open aspects to both front and rear of this property. The house has undergone a complete transformation by the current owners to provide a stunning home with potential for further expansion / development. Currently the property comprises :- Entrance hall, lounge, bedroom 3 / office, superb fitting kitchen diner with contrasting grey and royal blue units with built in and integrated appliances open plan to living dining room, utility room and wc. To the first floor there are two large double bedrooms one with en suite bathroom and the other with en suite shower room and walk in wardrobe area. Outside there are extensive gardens to all sides along with decking, paved patio areas, large driveway with parking for 5-6 cars and detached garage with loft storage, Viewing is essential to appreciate the size of the property, plot and the location on offer.





### **Entrance Hall**

Two windows to front, radiator, oak flooring, carpeted stairs to first floor landing, Composite double glazed entrance door with frosted side panels, double door to Lounge, door to:

### **Bedroom 3 / Office**

7'1" x 8'4" (2.17m x 2.54m)

UPVC double glazed window to front, radiator.

### **Lounge**

24'5" x 16'0" (7.44m x 4.88m)

Large Upvc double glazed picture window to front, feature living flame effect electric fire with media unit over and LED lighting, two radiators, oak flooring, two uPVC double glazed french double doors to garden.

### **Kitchen/Diner**

16'0" x 34'2" (4.87m x 10.42m)

Fitted with a matching range of modern light grey

base and eye level units with contrasting white with grey vein quartz, contrasting royal blue island unit with cupboard drawers storage under, 'Belfast' style sink unit with swan neck mixer tap and hot water tap, integrated fridge, freezer and dishwasher, twin fitted electric fan assisted ovens, four ring induction hob with extractor hood over, pullout larder cupboard, window to rear, heated towel rail, radiator, oak flooring, ceiling with recessed spotlights, uPVC double glazed french double doors to garden, open plan to Lounge/Diner, door to built-in under-stairs storage cupboard.

### **Lounge/Diner**

10'8" x 22'10" (3.25m x 6.97m)

Two uPVC double glazed windows to front, uPVC double glazed window to side, two radiators, oak flooring, door to:

### **Utility**

8'1" x 9'11" (2.47m x 3.02m)

Plumbing for washing machine, space for tumble dryer, uPVC double glazed window to side, ceramic tiled flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, stairs, Composite door to rear, door to:

### **WC**

Fitted with two modern white suite comprising, wash hand basin in vanity unit with cupboard under and mixer tap and low-level WC, pvc wet wall system and extractor fan, heated towel rail, ceramic tiled flooring.

### **Landing**

UPVC double glazed window to front with panoramic views of open countryside, radiator, door to:



### **Bedroom 2**

14'2" x 14'11" (4.33m x 4.55m)

UPVC double glazed window to front with panoramic views of open countryside, radiator, door to:

### **En-suite Shower Room**

Fitted with four piece modern white suite comprising double shower enclosure, twin wash hand basins with mixer taps, on a large vanity unit with cupboards under and drawers, low-level WC and heated towel rail, extractor fan, wet wall system to all walls, uPVC double glazed window to rear with panoramic views of open countryside, tiled flooring.

### **Walk in wardrobe plus storage**

Pvc panelled walls and sloping ceiling.

### **Bedroom 1**

17'2" x 19'3" (5.24m x 5.86m)

UPVC double glazed window to front with panoramic views of open countryside, radiator, vaulted ceiling with exposed beams, door to:

### **En-suite Bathroom**

Fitted with three piece suite comprising deep panelled bath and inset wash hand basin in vanity

unit with cupboard under and mixer tap, WC with hidden cistern, full height to pvc panelling wet wall system to all walls, heated towel rail, extractor fan.

### **Outside**

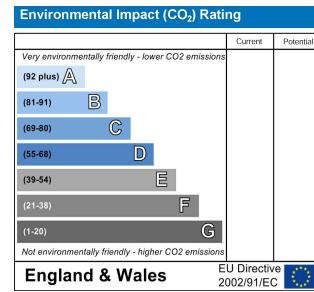
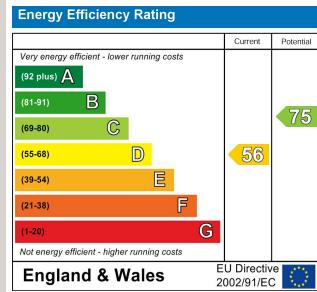
Clairvaux is set in a large plot with double width driveway to the left hand side offering off road parking for 5-6 cars leading to a detached garage with boarded loft storage room, power and light connected. The gardens offer superb lawned areas with well stocked borders, large decking area from the side of the property and gravelled rear garden with large decking patio and raised beds, there is large shed with decking around to the far corner and behind the garage there is another storage area gravelled ready for a home office or storage shed.





## Energy Performance Certificate

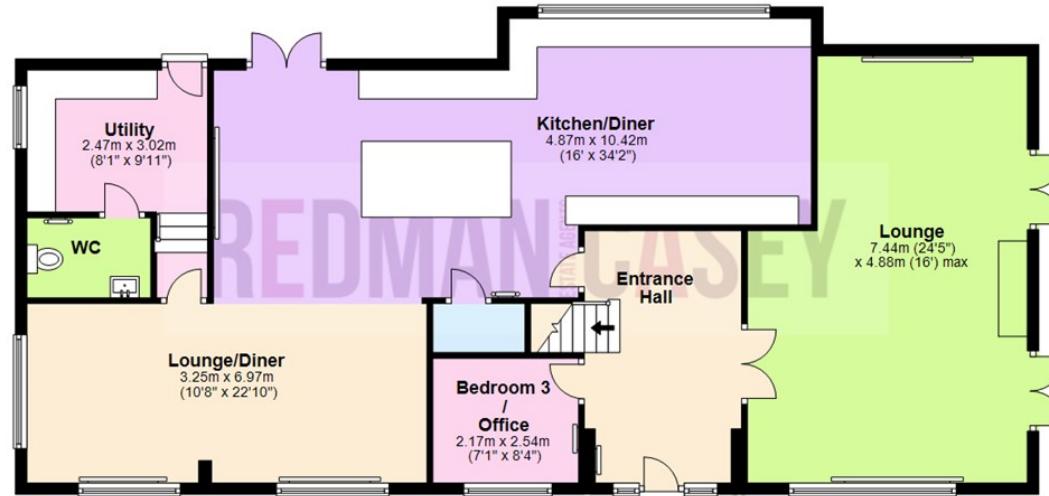
More details relating to the energy performance of this property can be found at [www.epcregister.com](http://www.epcregister.com) using the postcode to look up



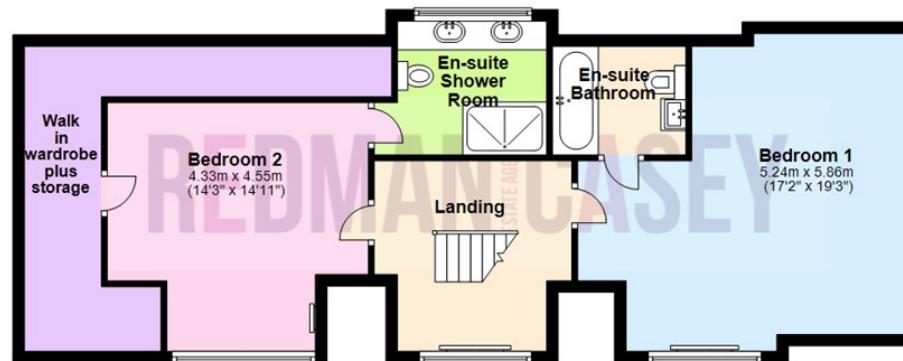
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



**Ground Floor**  
Approx. 130.8 sq. metres (1407.5 sq. feet)



**First Floor**  
Approx. 79.5 sq. metres (855.4 sq. feet)



**Total area: approx. 210.2 sq. metres (2262.9 sq. feet)**

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

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