



Total area: approx. 162.1 sq. metres (1745.2 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.



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	

9 Coniston Road, Blackrod, Bolton, BL6 5DW

Deceptively spacious extended semi detached property situated in this highly sought after area of Blackrod. The property offers superb family accommodation with spacious living room, dining area and stunning living kitchen diner, down stairs wc and useful store room (formerly the garage) 3 generous bedrooms the master having en suite shower room. useful loft room and large family bathroom with 4 piece suite. Gardens and off road parking for 2 cars. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £310,000





Located on this highly popular residential estate this deceptively spacious extended semi detached property must be viewed to fully appreciate the space that is on offer, this truly is a fantastic family home, it comprises : Porch, entrance hall, lounge, open plan to dining area, superb extended family living kitchen, large store room (formerly the garage) with downstairs wc. To the first floor there are 3 generous bedrooms the master has been extended and has fitted wardrobes and en suite shower room, bedroom 2 also has fitted wardrobes and bedroom three gives access to a useful loft room which would make an ideal office or play area. Family bathroom is also extended and is fitted with a 4 piece suite. Outside there are gardens and driveway parking for 2 cars to the front and a private garden with patio, lawned area ornamental pond with waterfall feature to the rear. Ideally located for access to local amenities, shops, sought after local schools and transport links for both road and rail. Viewing is highly advised to appreciate all that is on offer.

Porch

UPVC frosted double glazed leaded window to front, uPVC double glazed entrance door, door to:

Entrance Hall

Built-in storage cupboard, radiator, stairs to first floor landing, door to:

Lounge

13'3" x 11'4" (4.05m x 3.45m)

UPVC double glazed window to front, living flame effect electric fire set in ornate surround, double radiator, dado rail, two wall lights, coving to ceiling, open plan to:

Dining Area

9'10" x 8'11" (3.00m x 2.72m)

Coving to ceiling, double door, door to:

Living Kitchen Dining Room

22'8" x 28'8" (6.92m x 8.75m)

Fitted with a matching range of base and eye level units with underlighting and complementary round edged worktops, 1+1/2 bowl stainless steel sink unit with swan neck mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, built-in double range with extractor

hood over, two uPVC double glazed windows to rear, two double glazed velux skylight, two uPVC frosted double glazed windows to side, built-in under-stairs storage cupboard, two radiators, karndean flooring, sloping ceiling with recessed spotlights, uPVC double glazed door to garden, door to:

Store Room

UPVC double glazed double doors with matching side panels, door to:

WC

UPVC double glazed window to side.

Landing

UPVC double glazed window to rear, door to:

Bedroom 1

12'10" x 18'4" (3.90m x 5.59m)

Two uPVC double glazed windows to front, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, two radiators, sliding door, door to:

En-suite Shower Room

Fitted with three coloured suite comprising tiled shower enclosure with electric shower over, pedestal wash hand basin, low-level WC and extractor



fan ceramic tiling to dado rail to three walls, uPVC frosted double glazed window to rear, radiator, laminate tiled flooring.

Bedroom 2

11'0" x 11'6" (3.35m x 3.50m)

UPVC double glazed window to front, fitted matching bedside cabinet and drawers, built-in triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, sliding door, door to:

Bedroom 3

9'11" x 8'11" (3.02m x 2.72m)

UPVC double glazed window to rear, radiator, laminate flooring, stairs.

Loft Room

10'7" x 11'5" (3.22m x 3.47m)

Double glazed velux skylight, laminate flooring, vaulted ceiling with recessed spotlights.

Bathroom

Fitted with four coloured suite comprising corner panelled jacuzzi bath, pedestal wash hand basin, tiled

shower enclosure with shower over and low-level WC, full height ceramic tiling to all walls, two uPVC frosted double glazed windows to rear, radiator, laminate flooring, ceiling with recessed spotlights.

Outside

Front garden, driveway to the front with car parking space for two cars with gravelled area and mature flower and shrub borders, dwarf brick wall to front. Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and mature flower and shrub borders.