

1 Greenwalk, Blackrod, Bolton, Lancashire, BL6 5TL



Offers In The Region Of £160,000

Well presented and deceptively spacious two bedroom end townhouse. located on a pedestrianised area offering a tranquil surrounding the property benefits from a detached garage, gas central heating and double glazing, spacious reception rooms and generous bedrooms. well equipped kitchen with built in appliances and 3 piece bathroom. Viewing is highly recommended to appreciate all that is on offer.

- 2 Generous Bedroom
- Tucked Away Position
- Enclosed Rear Garden
- Council Tax Band B
- Spacious Lounge
- Garage
- EPC Rating D



Located on this ever popular residential estate this superb two bedroom end townhouse is tucked away off the main road and offers excellent access to local amenities, sought after local schools and open countryside. The property comprises :- Porch, lounge, dining area, kitchen with built in appliances. To the first floor there are two generous bedrooms and bathroom fitted with a three piece suite. Outside there are open plan gardens with lawned area overlooking communal areas to the front, to the rear there is a easily maintained private gardens with crazy paved patio and lawned area with mature beds. The property also benefits from a single garage situated to the rear of the properties in a separate block . Viewing is essential to appreciate all that is on offer.

Porch

UPVC frosted double glazed window to side, uPVC double glazed door, door to:

Lounge 13'5" x 13'10" (4.10m x 4.21m)

UPVC double glazed window to front, coal effect gas fire set in feature Adam style surround, radiator, laminate flooring, dado rail, coving to textured ceiling, carpeted stairs to first floor landing, double door to:

Dining Area 8'2" x 6'8" (2.50m x 2.03m)

UPVC double glazed window to rear, radiator, laminate flooring, coving to textured ceiling, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to garden, archway kitchen area, door to:

Kitchen 8'2" x 6'10" (2.50m x 2.08m)

Fitted with a matching range of grey base and eye level cupboards with complementary round edged worktops, stainless steel sink with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer and washing machine, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, coving to textured ceiling.

Landing

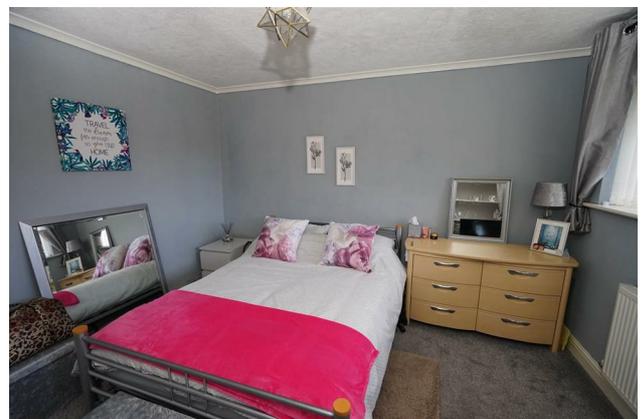
Door to:

Bedroom 1 11'8" x 10'8" (3.55m x 3.26m)

UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator, double door, door to:

Bedroom 2 10'0" x 7'11" (3.05m x 2.41m)

UPVC double glazed window to rear, double radiator.



Bathroom

Fitted with three piece coloured suite comprising deep panelled bath with shower attachment over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, laminate tiled flooring.

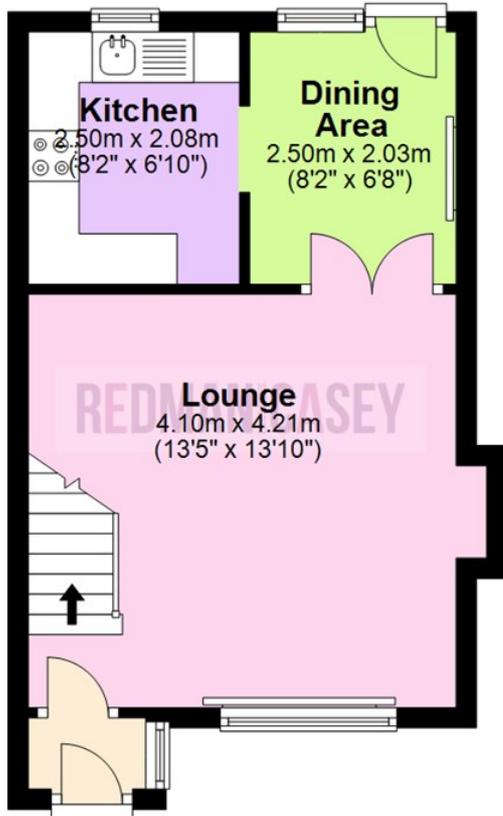
Outside

Open plan front garden with lawned area, paved pathway leading to front entrance door, timber fencing to side. Enclosed rear garden, timber fencing to rear and sides, rear side gated access, crazy paved sun patio with lawned area, paved pathway and mature flower and shrub borders. Single brick built garage in a block of six is located to the rear of the property accessible via front pathway.



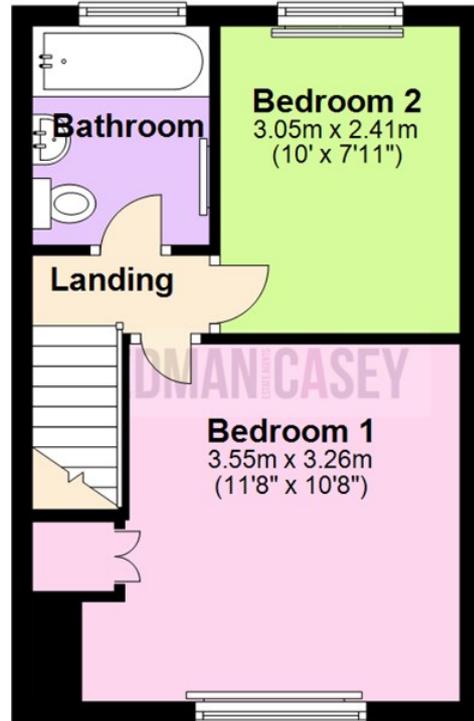
Ground Floor

Approx. 29.1 sq. metres (313.5 sq. feet)



First Floor

Approx. 28.3 sq. metres (305.1 sq. feet)



Total area: approx. 57.5 sq. metres (618.7 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		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

