

29 Eskdale Avenue, Blackrod, Bolton, BL6 5SE



Offers In The Region Of £320,000

Stunning extended semi detached property situated on a quiet cul-de-sac in this highly sought after area in Blackrod. The property is a credit to the current owner who has extended and improved the property to provide accommodation of the highest standard. Ideally located for access to Horwich, Bolton Haigh and beyond via rail or road the property is also within easy access of Blackrod primary school which is Ofsted outstanding. Viewing is essential to appreciate all this property has to offer.

- Superbly Presented and Extended Semi Detached
- Spacious Receptions
- Superb Kitchen Diner
- Stunning Extended Sun Room
- 2 Double Bedrooms (Formerly 3 Beds)
- Shower Room and Down Stairs Cloakroom WC
- Extensive Driveway and Garage
- Set in a Cul-De-Sac location
- EPC Rating TBC
- Council Tax Band C



Located in a quiet cul-de-sac this extended semi detached property offers superb and flexible accommodation which has been maintained and improved to a high standard throughout. Currently the accommodation comprises : Porch, lounge fitted dining kitchen with built in and integrated appliances, sun lounge with bi fold doors to garden and cloakroom w.c. To the first floor there are two double bedrooms (formally three bedrooms with the option to return back to a three bed) both with fitted bedroom furniture and a superb three piece shower room. Outside there are open plan gardens to the front with driveway parking for 2/3 cars leading to a detached brick built garage and private rear garden with patio and artificial lawned area. Only by viewing the property can you truly appreciate the size and condition on offer.

Porch 2'10" x 5'11" (0.87m x 1.80m)

UPVC double glazed window to side, uPVC double glazed window to front, Composite double glazed entrance door, door to:

Lounge 14'4" x 16'10" (4.36m x 5.12m)

UPVC double glazed window to front, coal effect gas with feature surround, built-in under-stairs storage cupboard, double radiator, laminate flooring, ceiling with recessed spotlights, carpeted stairs to first floor landing, open plan, door to:

Kitchen/Diner 10'4" x 16'10" (3.15m x 5.12m)

Fitted with a matching range of cream base and eye level units with contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher, plumbing for washing machine, built-in eye level electric fan assisted double oven, four ring hob with extractor hood over, built-in microwave, uPVC double glazed window to side, double radiator, ceramic tiled flooring, coving to ceiling with recessed spotlights, open plan, door to:

Sun Room 11'10" x 11'8" (3.61m x 3.55m)

Three skylights, radiator, Luxury vinyl tiled flooring, sloping ceiling with velux skylights, bi-fold door, door to:

Cloakroom 7'6" x 4'2" (2.29m x 1.28m)

UPVC frosted double glazed window to side, fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboards under and WC with hidden cistern, built-in storage cupboard, double radiator, Luxury vinyl tiled flooring, door.

Landing

UPVC double glazed window to side, radiator, door to:



Bedroom 1 13'0" x 16'10" (3.95m x 5.12m)

Two uPVC double glazed windows to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching bedside cabinets, two radiators, coving to ceiling with recessed spotlights.

Bedroom 2 11'8" x 10'0" (3.56m x 3.05m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, fitted matching cupboards and drawers, radiator, coving to ceiling.

Shower Room

Fitted with three piece modern white suite with comprising, tiled double shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to rear, vinyl flooring.

Outside

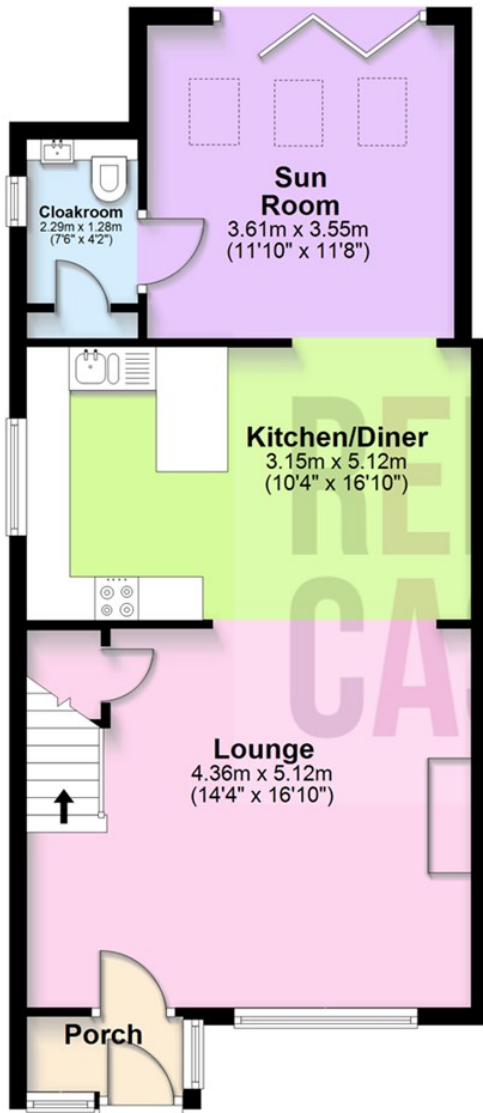
Open plan front garden with lawned area, concrete and pattern driveway to the front and side with double gated access leading to garage.

Rear gardens enclosed by timber fencing to rear and sides with artificial lawned area, paved sun patio. detached brick built garage with power and light connected, hot and cold outside taps to side of house.



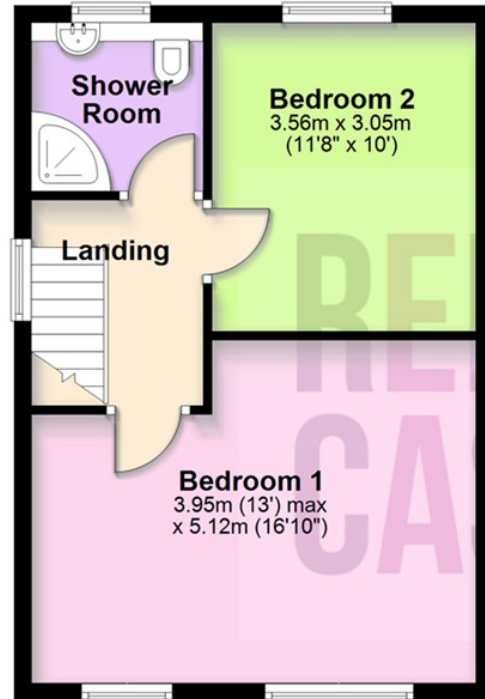
Ground Floor

Approx. 57.2 sq. metres (615.8 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 96.2 sq. metres (1035.7 sq. feet)

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 (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	

