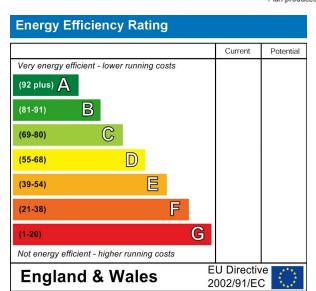
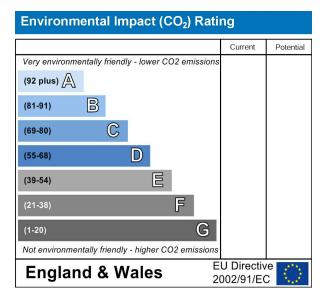


Total area: approx. 84.2 sq. metres (906.7 sq. feet)

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.









18 Thirlmere Road, Blackrod, Bolton, BL6 5EB

Stunning extended family home located in the ever popular location of Blackrod. Offering excellent accommodation throughout with large single story extension to the rear, the property is ideally located for access to many local amenities, shops, transport links and local countryside walks. Sold with no onward chain viewing is highly recommended to appreciate all that is on offer. The property is freehold

Offers In The Region Of £275,000













Situated on this highly sought double glazed entrance door, door and tumble dryer, built-in eye level after estate in Blackrod this to: extended family semi detached property offers superb accommodation throughout with open plan lounge diner, extended dining kitchen. 3 generous bedrooms and bathroom with three piece suite. Parking for 2 cars plus large garage to the front and side and private rear garden with block paved patio and lawned area. The property is in superb condition throughout and is sold with no onward chain and is Kitchen/Diner ideally located for local shops, schools transport links for M61 Blackrod Station giving a direct line into Manchester. Viewing is highly recommended to property is freehold

Entrance Hall

Radiator, laminate flooring, stairs to first floor landing, Composite

Lounge

13'0" x 11'4" (3.97m x 3.46m) Window to front, window to side, double glazed bay window to front, coal effect gas fire, laminate flooring, open plan, door to:

Dining Area

9'10" x 9'1" (3.00m x 2.76m) Double radiator, laminate flooring, folding door to:

20'6" x 16'2" (6.25m x 4.93m) motorway and Rail connection at modern light grey base and eye front, radiator. level units with underlighting, drawers, cornice trims and Bedroom 2 complementary w o r k t o p s , 9'11" x 8'11" (3.02m x 2.72m) stainless steel sink unit with rear, radiator. single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, washing machine

electric fan assisted double oven, five ring hob with pull out extractor hood over, uPVC double glazed window to rear, window to side, radiator, laminate flooring, uPVC double glazed french doors to garden, Composite double glazed stable door, door to:

Landing

UPVC double glazed window to side, access to loft space, door

Bedroom 1

11'0" x 11'4" (3.35m x 3.46m) Fitted with a matching range of UPVC double glazed window to

appreciate all that is on offer. The matching pantry cupboard, UPVC double glazed window to

Bedroom 3

6'11" x 8'0" (2.11m x 2.44m) UPVC double glazed window to rear, radiator, laminate flooring.







Bathroom

Fitted with three piece modern Front garden, dwarf brick wall and garden shed. walls, heated towel rail, extractor flower and shrub borders. fan, uPVC frosted double glazed window to front, vinyl flooring.

Outside

white suite comprising deep timber fencing front and side, panelled bath with shower over, double width block paved to the pedestal wash hand basin with front leading to garage and with mixer tap and low-level WC, full car parking space for two cars height ceramic tiling to three with lawned area and mature power and light connected, wall

> Rear garden, enclosed by timber fencing and mature hedge to rear and sides, block paved sun patio rear, Up and over door, door. with lawned area and mature

flower and shrub borders, timber

Garage

24'3" x 8'3" (7.39m x 2.51m) Attached single garage with mounted gas combination boiler serving heating system and domestic hot water, window to





