

510 Manchester Road, Blackrod, Bolton, Lancashire, BL6 5SW



Offers In The Region Of £145,000

A superbly presented and improved two bedroom mid town house offers excellent accommodation along with open views to the front, off road parking for 2 cars plus front and rear gardens in stunning decorative order throughout with lobby, lounge, fitted modern dining kitchen, two generous bedrooms, three piece modern white bathroom suite, Internal and external viewing highly recommended to appreciate the condition and location on offer

- Open Views
- Useful Loft Space
- Kitchen & Utility
- Off Road Parking
- Lounge & Dining Area
- Good Decorative Order Throughout



Positioned on Manchester road, Blackrod this well presented bay fronted mid townhouse offers superbly presented accommodation that the current owners have lovingly created. The property benefits from front and rear gardens, off road parking for two cars and stunning open views to the front early viewing is simply a must. The property also benefits from having double glazed windows throughout, gas central heating along with being well located close to the village of Blackrod and handy for Blackrod train station, motorway access, regarded schooling, Middlebrook retail park and the village of Horwich. The versatile accommodation comprises, lobby, lounge, fitted dining kitchen. On the upper level two generous bedrooms and three piece modern white bathroom suite. Outside there are gravelled garden to the front a enclosed courtyard with brick storage shed and a large parking area and lawn to the rear, viewing is essential.

Lobby

Communicating door with stairs rising to upper level, door to lounge.

Lounge 12'10" x 11'3" (3.92m x 3.42m)

Access via lobby to lounge with double glazed bay window to front aspect with stunning open views, feature fireplace (decorative only) with wooden surround, wooden flooring, power points, wall mounted radiator, open plan to dining area.

Dining Area 7'10" x 14'6" (2.40m x 4.43m)

Open plan to lounge, continuation of wooden flooring, ample space for dining, double glazed window to side aspect, door to under stairs storage, power points, wall mounted radiator, frosted windows to rear aspect, door to kitchen.

Kitchen 7'1" x 14'6" (2.17m x 4.43m)

Access from the dining area to a fitted kitchen with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, tiled flooring, kick space heater, cooker, fridge freezer included, inset sink & half drainer with mixer tap, double glazed window to rear with fitted venetian blinds included, door to utility.

Utility 6'8" x 4'11" (2.04m x 1.50m)

Access from the kitchen utility with fitted units, single drainer sink plumbed for washing facilities with washing machine and dryer included, inset wine rack, tiled floor, power points, wall mounted heated towel rail wall mounted gas fired central heating boiler, door to rear.

Landing

Stairs rise to upper level, doors lead to further accommodation, double glazed window to side aspect, fitted blinds included.



Bedroom 1 8'11" x 11'8" (2.73m x 3.55m)

Good sized double room with fitted wardrobes and additional built in shelving/drawers providing storage and hanging space, power points, fitted blinds, open views to front over fields and beyond, wall mounted radiator.

Bedroom 2 11'9" x 8'4" (3.58m x 2.55m)

Situated off the landing to the rear aspect with double glazed window, power points, wall mounted radiator, steps lead up to loft space, fitted wardrobes providing storage and hanging space

(currently used as an office but easily used when desk removed as a bedroom)



Bathroom

Modern three piece suite with 'P' shaped bath with shower over and screen , wall mounted heated towel rail, double glazed frosted window to rear, low level W.C., vanity wash basin, tiled floor, tiled elevations.

Loft Space 10'3" x 11'9" (3.12m x 3.58m)

Access via bedroom two via steps leading up to loft space with velux style windows, storage in eaves, wall mounted radiator, a useful space

Agents note: We understand the loft space does not have building regulations to be classed as a bedroom.



Outside

To the front a gravel and soil bedded area with seasonal plants and path leading to front door.

To the side aspect flagged and gravel bedded area

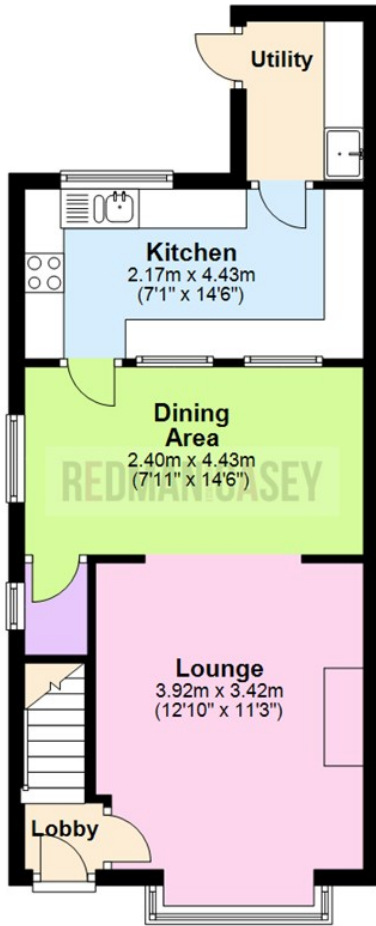
To the rear a small yard area with gate leading to gravel bedded off road parking for two cars and further garden area with lawn and soil bedded areas with seasonal plants. There is also a purpose built shed handy for storage.

Agents Note: There is a right of way to the rear for access.



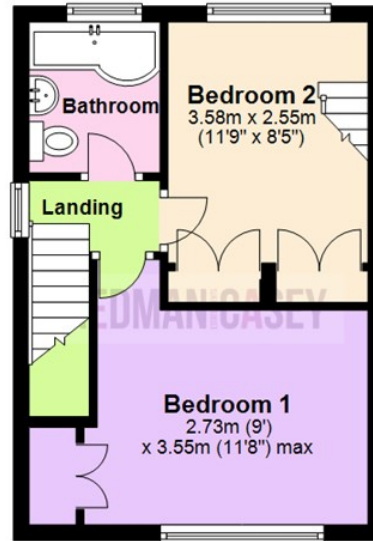
Ground Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



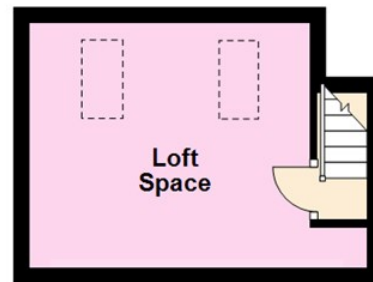
First Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



Second Floor

Approx. 1.0 sq. metres (11.0 sq. feet)



Total area: approx. 69.9 sq. metres (752.9 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.

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		
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