

187 Station Road, Blackrod, Bolton, Greater Manchester, BL6 5JE



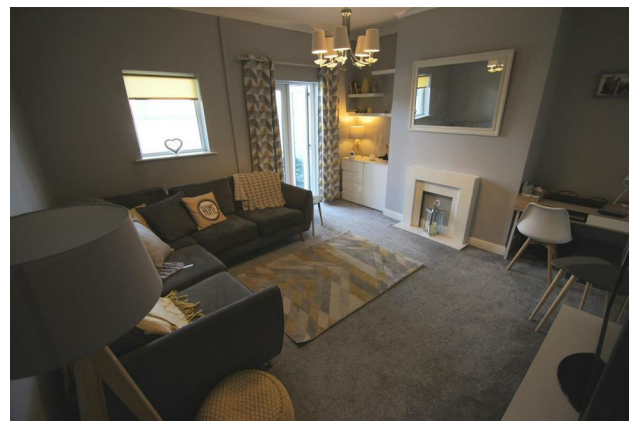
Price £109,000

A spacious mid terraced home offered with no onward chain with Kitchen diner, lounge, conservatory, cellar, two double bedrooms and four piece bathroom, off road parking to rear, good decorative order throughout, gas centrally heated with recently fitted boiler with 10 year warranty from installation date, double glazed windows, walking distance to Blackrod train station viewing an absolute must

- No Chain
- Good Decorative Order Throughout
- Off Road Parking
- Walking Distance To Train Station
- Three Levels



A spacious mid terraced home positioned on Station road, Blackrod offered with no onward chain over three levels with kitchen diner, lounge, conservatory (currently used as a utility) cellar, two double bedrooms, four piece bathroom, low maintenance garden and patio areas to the front and rear, additional land to rear with parking. The property also benefits from gas central heating and double glazed windows and is in good decorative order throughout. This would be an ideal purchase for professionals and first time buyers and is with in walking distance to Blackrod train station and also within proximity to motorway access, bus routes, the villages of both Blackrod and Horwich and regarded schooling. We recommend internal inspection to fully appreciate.



Kitchen/Diner 10'11" x 14'6" (3.32m x 4.42m)

Access from outside to kitchen diner with a range of wall and base units with contrasting work surfaces and splash back tiling to compliment. Space for range cooker, inset single & quarter drainer sink, space for fridge freezer, space for dining, double glazed window to front aspect, tiled flooring, door to further accommodation.



Lounge 13'9" x 14'6" (4.20m x 4.42m)

Spacious lounge with wall mounted radiator, power points, double glazed window to rear, French style doors to Conservatory, door to stairs that leads down to cellar.

Conservatory

Currently used as a utility area multi-functional conservatory, with French style doors from the lounge, upvc & glass panelled door leads to rear patio, tiled floor, power points.



Cellar 11'11" x 14'0" (3.64m x 4.27m)

Stairs from ground level accessed via door from the lounge to cellar with window to front aspect. A useful area with a variety of uses.

Landing

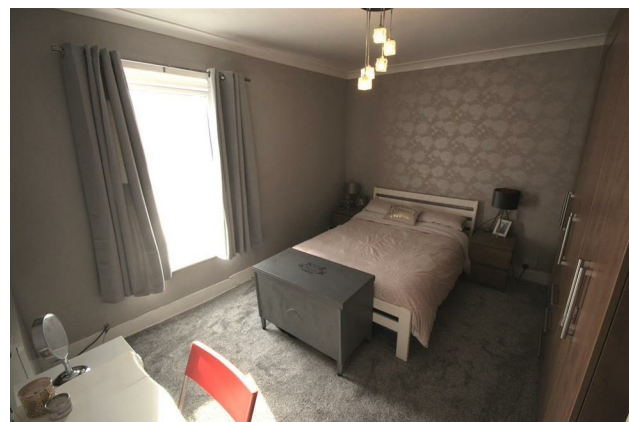
Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 10'11" x 14'6" (3.32m x 4.42m)

Good sized double room with double glazed window to front elevation, space for free standing or built in wardrobes, power points, wall mounted radiator.

Bedroom 2 16'7" x 7'2" (5.05m x 2.18m)

Accessed off the landing to the rear aspect with double glazed window, power points, wall mounted radiator, space for wardrobes.



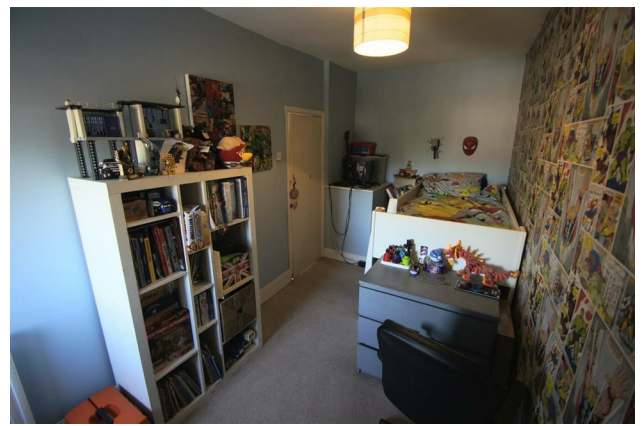
Bathroom

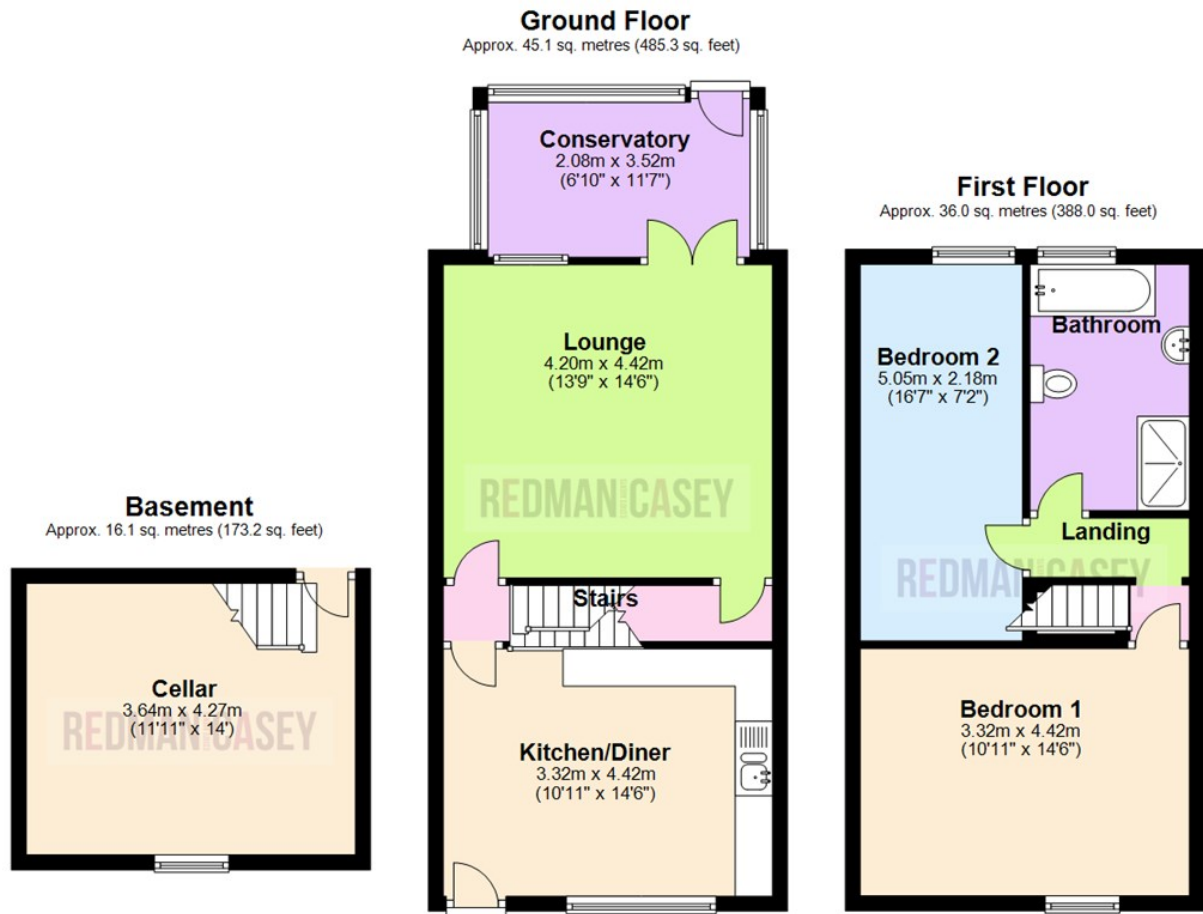
Spacious four piece bathroom suite with shower cubicle, Jacuzzi bath, low level W.C., pedestal mounted vanity wash basin, laminate flooring, wall mounted heated towel rail, double glazed frosted window.

Outside

To the front a low maintenance area with hedges to border

To the rear a stone flagged patio area with gates leading to rear and access to additional land belonging to the property with parking available of a car.





Total area: approx. 97.2 sq. metres (1046.5 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		89
(81-91) B		
(69-80) C	75	
(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		89
(81-91) B		
(69-80) C	74	
(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 	

