

317 Manchester Road, Blackrod, Bolton, Lancashire, BL6 5BD



£205,000

Deceptively spacious semi detached property offering superb accommodation and stunning views to the rear. The property has been extended to the rear to create added space for the kitchen and sitting room. Three double bedrooms plus loft room two receptions and utility make this a must view property

- 3 Double Bedrooms
- uPVC Double Glazing
- Large Private Garden
- 2 Reception Rooms
- Fitted Kitchen/Breakfast Room
- Views To Rear



Located in this ever popular village this extended semi detached property offers fantastic family accommodation with potential for expansion should the need arise. Offering superb gardens and views to the rear the property comprises :- Entrance hall, utility w.c. lounge, sitting room and breakfast kitchen. To the first floor there are three double bedrooms and bathroom which has been renovated to a high standard with a four piece white suite with separate shower cubicle and bath. The loft has been converted to building regulations for a storage room (non habitable) which gives options for conversion subject to building regulation approval to a habitable room which could then be a potential bedroom. Outside there is a double width block paved driveway leading to an integral single garage. To the rear is a large private garden with lawn and patio areas leading to a large greenhouse, workshop and shed. Viewing is essential to appreciate all that is on offer.



Entrance Hall

Built-in under-stairs storage cupboard, radiator, coving to ceiling, carpeted stairs to first floor landing with chrome spindles and oak handrails, door to:

Utility / WC 6'10" x 6'2" (2.08m x 1.88m)

Fitted base and eye level cupboards with worktop space over, china sink unit with mixer tap, plumbing for washing machine, plumbed for gas tumble dryer with extractor vent, uPVC frosted double glazed window to side, vinyl flooring, low-level WC, half height ceramic tiling to all walls, wall mounted gas combination boiler serving heating system and domestic hot water.



Lounge 16'0" x 10'6" (4.87m x 3.20m)

UPVC double glazed bay window to front, radiator, coving to ceiling.

Sitting Room 19'1" x 10'6" (5.82m x 3.20m)

UPVC double glazed window to rear with panoramic views of open countryside, window to side, double radiator, sliding door, door to:



Kitchen/Breakfast Room 19'1" x 7'7" (5.82m x 2.30m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, electric point for cooker with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, double glazed side door to:

Garage

Up and over door, double doors to garden.



Landing

UPVC double glazed window to side, stairs to second floor, door to:

Bedroom 1 13'1" x 10'6" (3.99m x 3.20m)

UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom 2 10'9" x 10'4" (3.28m x 3.14m)

UPVC double glazed window to rear with panoramic views of open countryside, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails and shelving, radiator, coving to ceiling.

Bedroom 3 10'8" x 10'8" (3.26m x 3.25m)

UPVC double glazed window to rear with panoramic views of open countryside, radiator, coving to ceiling.

Bathroom

Fitted with four piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, inset wash hand basin in vanity unit with cupboards under, drawers and mixer tap, shower enclosure with power shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to front, vinyl flooring.

Landing

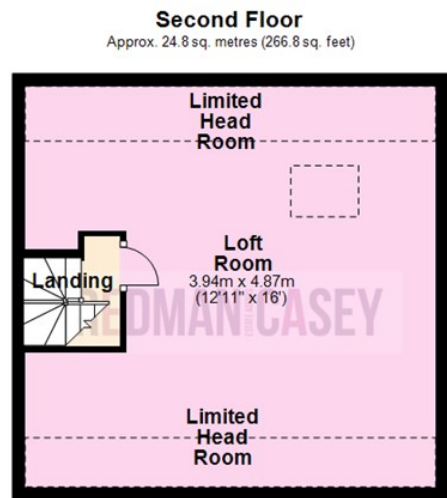
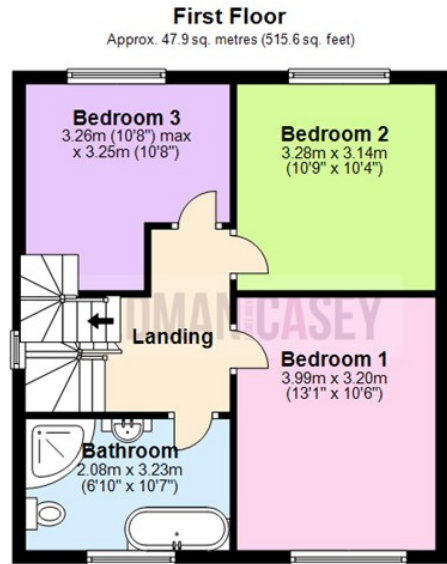
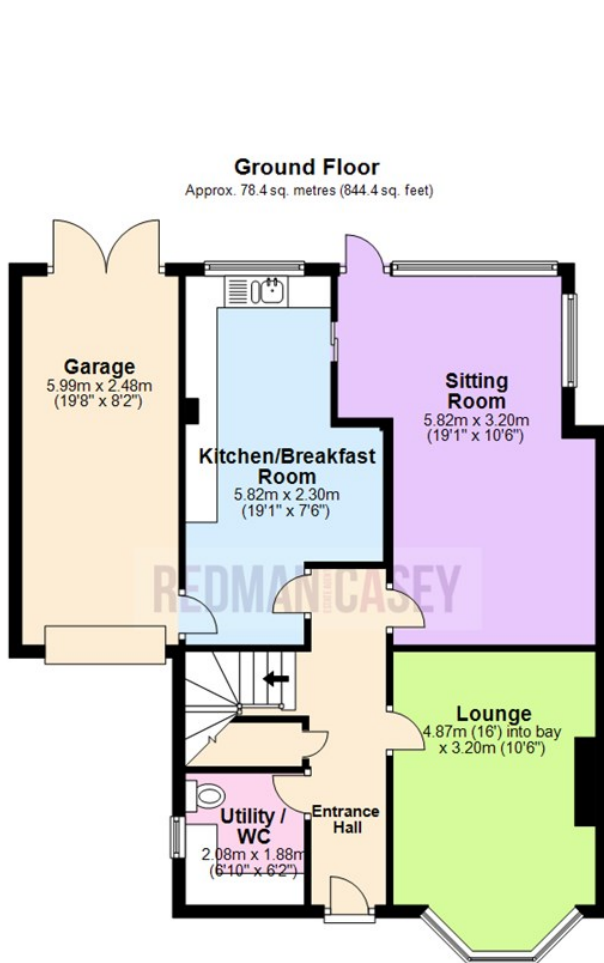
Loft Room 12'11" x 16'0" (3.94m x 4.87m)

Double glazed velux skylight to rear, door. LIMITED HEAD ROOM. LIMITED HEAD ROOM 4.87m (16') x 3.94m (12'11") plus 0.05m (0'2") x 0.05m (0'2"):

Outside

Front garden, block paved to the front and side leading to garage and with parking space for two cars with artificial lawned area and mature flower and shrub borders, enclosed by dwarf brick wall and mature hedge to front and side. Private rear garden, large paved sun patio with lawned area and mature flower and shrub borders, paved pathway, outside cold water tap, enclosed by timber fencing to rear and sides, aluminium greenhouse with water, power and light, timber garden shed, timber workshop approx 17' x 8' with power and light.





Total area: approx. 151.1 sq. metres (1626.8 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 | 70 | 76 |
| (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 | 66 | 72 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

