

146 New Street, Blackrod, Bolton, BL6 5AQ



## Offers Around £230,000

Extended two bedroom mid terraced property in superb condition. Located in the very popular and residential village of Blackrod. You really have to view this home to appreciate the condition and space it offers. Close to local schools, shops, transport links and all amenities. This home benefits from double glazing, under floor heating modern kitchen dining lounge area with bi-fold doors to rear, and garage with driveway to rear. Viewing is a must to appreciate all this property has to offer.

- Extended Terraced
- Stunning Condition
- Double Glazed
- Under Floor Heating
- Awaiting EPC
- Two Bedroom
- Garage
- Large Dining Kitchen
- Council Tax Band A
- Viewing Recommended



Well presented extended mid terraced property is superb condition and fully refurbished to a high standard. Situated in the very popular and residential village of Blackrod. This home comprises:- Entrance hall, lounge, kitchen, diner, lounge. utility. To the first floor there are two double bedrooms and a family bathroom. To the outside rear there is a patio seating area and driveway and garage. Close to local schools, transport links shops and all local amenities. Benefitting from underfloor heating downstairs and gas central heating upstairs, fully double glazed, utility area and bifold doors to rear, driveway and garage. This home should be viewed to appreciate the location, condition and all that it has to offer.

**Entrance Hall 13'11" x 2'11" (4.24m x 0.90m)**

UPVC double glazed entrance door to front, :

**Lounge 10'11" x 11'1" (3.33m x 3.37m)**

UPVC double glazed window to front.

**Kitchen/Dining Room.. 27'1" x 14'4" (8.26m x 4.37m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl composite sink unit with mixer tap and tiled splashbacks, built-in fridge/freezer, built-in eye level electric fan assisted oven, built-in five ring gas hob with extractor hood over, two skylights, double glazed skylight to rear, metal entrance tri-fold door to rear, door to:

**Utility Area 5'1" x 11'1" (1.54m x 3.37m)**

Plumbing for automatic washing machine, automatic washing machine and tumble dryer, .

**Bedroom 1 8'1" x 14'4" (2.47m x 4.37m)**

UPVC double glazed window to front, fitted wardrobes, radiator.:

**Bedroom 2 14'1" x 8'5" (4.28m x 2.57m)**

UPVC double glazed window to rear, double radiator,

**Bathroom 10'0" x 5'7" (3.06m x 1.70m)**

Three piece suite with comprising, deep panelled bath, vanity wash hand basin in vanity unit with mixer tap and extensive ceramic and tiling to all walls and shower with over and folding glass screen, uPVC frosted double glazed window to rear, heated towel rail, :

**Garage 15'10" x 9'11" (4.82m x 3.03m)**

Detached with power and light connected, remote-controlled electric roller door.

**Outside Rear**

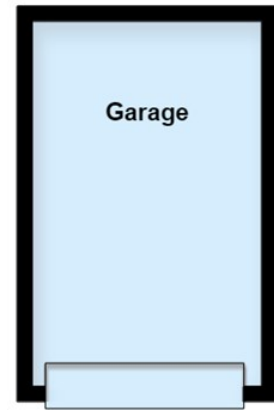
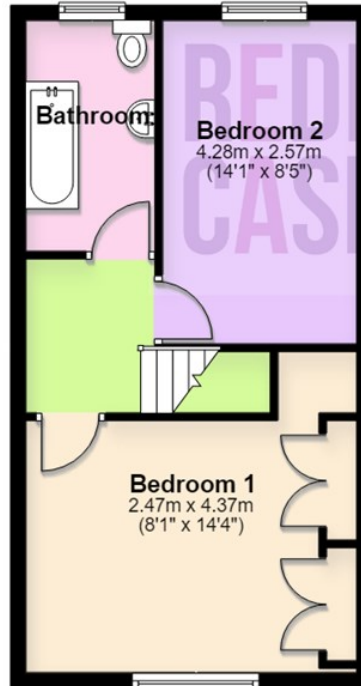
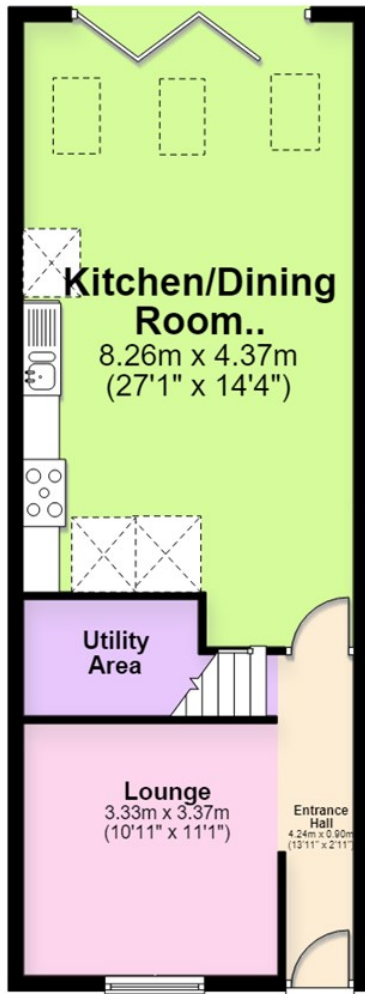
Private patio seating area with planting.





**First Floor**  
Approx. 57.7 sq. metres (621.2 sq. feet)

**Ground Floor**  
Approx. 55.1 sq. metres (593.1 sq. feet)



Total area: approx. 112.8 sq. metres (1214.3 sq. feet)

**Energy Efficiency Rating**

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

**Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |                                                                                                               |           |
| (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

