



Lakelands Manchester Road, Blackrod, Bolton, BL6 5LS

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**Lakelands Manchester Road
Blackrod
Bolton
BL6 5LS**

Stunning individual bungalow set in a large plot off the main road, offering fantastic accommodation with spacious lounge with bi fold doors to a large conservatory, fitted dining kitchen, utility room, three double bedrooms all with fitted wardrobes, the master has a large en suite shower room off, family bathroom fitted with a four piece white suite. Outside there is an extensive driveway accessed via remote controlled gates offering parking for 6 cars and leading to a detached double garage. to the rear is a fantastic paved patio with waterfall feature, lawned area and further patio leading to a large fishpond with timber summerhouse. Viewing is essential to appreciate all that is on offer.

Situated in this quite hamlet, tucked away off the main road, but in the centre of Blackrod this individually designed link detached bungalow offers stunning accommodation in a equally stunning location. Built by the current owners family in 1962 and extended and completely redeveloped around 12 years ago this is a once in a lifetime chance to purchase such a fantastic family home. The property comprises : Entrance hall, lounge, conservatory, fitted kitchen diner with built in and integrated appliances, utility room, master bedroom with built in wardrobe and en suite shower room two further double bedrooms both with fitted wardrobes and family bathroom with four piece modern white suite. Outside the is a remote controlled gated access to an extensive driveway with parking for 6 cars and detached double garage. The rear offers superb entertaining space with extensive paved patio are leading top a lawned area and further patio and eventually to a timber summerhouse with power and light connected overlooking a stunning fishpond. The property is ideally located for access to many local amenities, shops, sought after schools and transport links for road and rail . Only by viewing the property will you be able to appreciate the space and quality on offer.





Entrance Hall

Built-in double storage cupboard, oak flooring, under floor heating, coving to ceiling with recessed spotlights, uPVC double glazed entrance door with matching side panels, uPVC double glazed door to garden, double door, double door to:

Lounge

19'0" x 16'6" (5.78m x 5.04m)

UPVC double glazed bay window to front, coal effect gas fire set in feature marble surround, oak

flooring, under floor heating, four wall lights, coving to ceiling with recessed spotlights, bi-fold door to:

Conservatory

Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power and light, two windows to rear, two windows to side, electric panel convection, oak flooring, double door, door to:

Kitchen/Diner

11'9" x 17'9" (3.58m x 5.41m)

Fitted with a matching range of base and eye level units with contrasting quartz worktops with matching upstands, glazed display units, 1+1/2 bowl composite under counter sink unit with swan neck mixer tap and tiled splashbacks, integrated freezer, fridge/freezer and dishwasher, built-in eye level electric fan assisted double oven with warming drawer under, four ring hob with extractor hood over, built-in microwave, uPVC double glazed window to front, tiled flooring, under floor heating, coving to ceiling with recessed spotlights, door to:

Utility

5'10" x 4'3" (1.78m x 1.29m)

Fitted with a matching base and eye level units with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to front, tiled flooring, under floor heating.

Bathroom

Fitted with four piece modern white suite comprising deep panelled bath with mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled shower enclosure, WC with hidden cistern, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring, under floor heating, coving to ceiling with recessed spotlights.



Bedroom 1

12'11" x 12'4" (3.94m x 3.75m)

UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising three fitted triple wardrobes with part mirrored sliding doors, hanging rails, shelving and overhead storage, coving to with recessed spotlights, door to:

En-suite

Fitted with four piece modern white suite comprising twin wash hand basins in vanity unit with drawers under and mixer taps, tiled double shower enclosure with above, WC with hidden cistern, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring, under floor heating.

Bedroom 2

8'11" x 11'10" (2.72m x 3.61m)

UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching dressing table, bedside cabinets and drawers, under floor heating.

Bedroom 3

9'0" x 11'10" (2.74m x 3.61m)

UPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, under floor heating.

Outside

Private front garden with lawned area and mature flower and shrub borders, enclosed by brick wall and timber fencing to front and sides, extensive tarmac driveway to the front leading to garage and with car parking space for six cars, remote controlled gated access, pedestrian gate.

Private rear garden, enclosed by brick wall and timber fencing to rear and sides, large paved sun patio with feature mirrored wall waterfall. Glazed balustrades and steps down to lawned area with mature flower and shrub beds, paved pathway leading to a large fishpond with timber summer house with power and light connected and decking area, artificial grassed area, rockery and well stocked flower and shrub beds.

Garage

Detached brick built double garage with power and light connected, remote-controlled electric up and over door.





Energy Performance Certificate

More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



Ground Floor

Approx. 143.5 sq. metres (1544.8 sq. feet)



Total area: approx. 143.5 sq. metres (1544.8 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.

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