

3 Thursford Grove, Blackrod, Bolton, Lancs, BL6 5TW



**Price £214,995**

Superb extended 3 bed detached home in Blackrod offered with no onward chain. Porch, lounge, dining room, kitchen, 3 beds, shower room, separate W.C. garage, drive, gardens to front & rear. gas central heating with recently installed boiler, double glazed windows viewing essential.

- 3 Bedrooms
- No Chain
- Good Decorative Order Throughout
- 2 Reception Rooms
- Garage, Drive & Gardens
- Extended To The Rear



Positioned on Thursford Grove, Blackrod this extended detached home in a cul-de-sac close to regarded schooling such as Blackrod Primary school and the villages of Blackrod and Horwich filled with shops, local businesses, cafes, pubs, restaurants and also within a short distance to Blackrod railway station, Middlebrook retail park and motorway access. The property has been extended to the rear and in all provides 2 separate and spacious reception rooms, a good sized kitchen, three well proportioned bedrooms and a 3 piece shower room with separate W.C. Externally there is a driveway, garage and garden area to the front and patio and garden areas to the rear. The property also benefits from gas central heating via recently installed combination boiler, double glazed windows and the property is offered with no onward chain. This ideal home is in good decorative order throughout and we feel offers flexibility and scope.



### **Porch**

Door to porch, window to side aspect door to lounge.

### **Lounge 15'10" x 11'2" (4.83m x 3.40m)**

Lounge accessed from the porch with feature fireplace with living flame gas fire, with marble effect back panel, hearth and ornate timber surround. Power points, wall mounted radiator, door to stairs, door to inner hall, under stairs storage cupboard.



### **Inner Hallway**

Access to further accommodation.

### **Kitchen 12'4" x 8'7" (3.75m x 2.61m)**

Fitted kitchen with a range of wall and base units with contrasting work surfaces, splash back tiling, power points, tiled floor, double glazed window to rear, inset single & quarter drainer sink with mixer tap, integrated oven & grill with separate four hob gas burner with over head extractor, space for fridge freezer.



### **Dining Room 17'7" x 10'2" (5.35m x 3.11m)**

Spacious dining room accessed via the inner hall with upvc & glass panelled French doors leading to the rear garden, double glazed window to side aspect, ample space for dining, power points, wall mounted radiator.

### **Landing**

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

### **Bedroom 1 13'1" x 8'7" (3.99m x 2.61m)**

Accessed off the landing to master bedroom with a range of fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, power points, double glazed window to front elevation.



**Bedroom 2 7'6" x 10'6" (2.29m x 3.19m)**

Double glazed window, power points, wall mounted radiator, a range of fitted wardrobes providing storage and hanging space.

**Bedroom 3 8'4" x 8'7" (2.54m x 2.61m)**

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

**Shower Room**

Large walk in double shower, vanity wash basin with under storage, double glazed frosted window, wall mounted heated towel rail, partial tiled elevations.

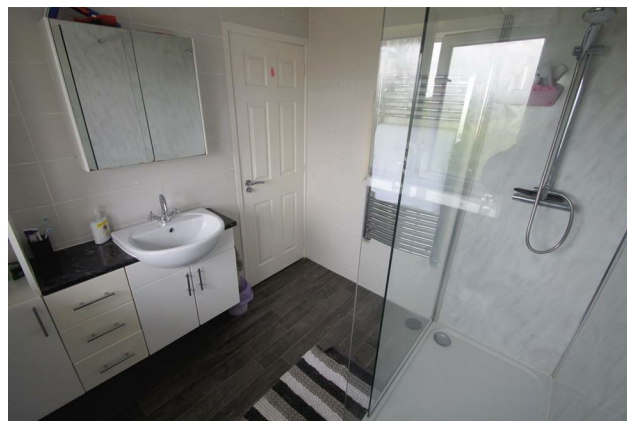
**WC**

Low level W.C., double glazed frosted window.

**Outside**

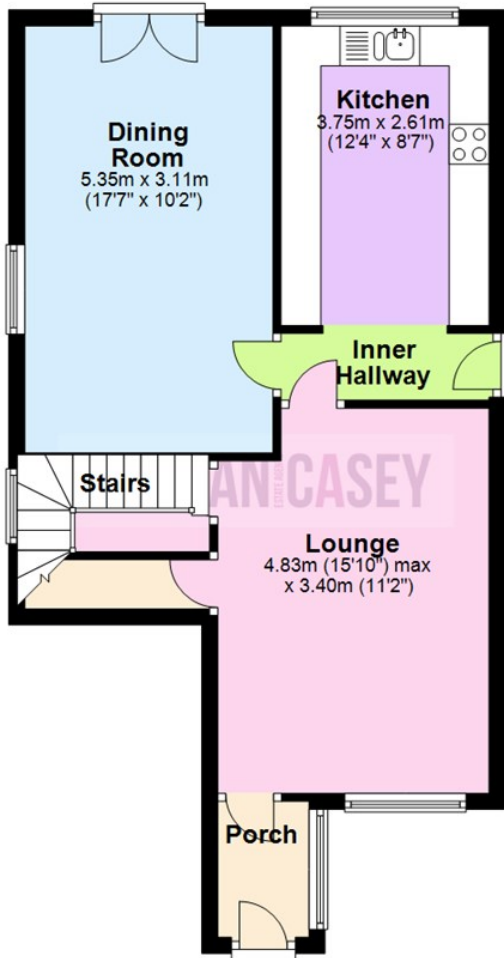
To the front a driveway leading to attached single garage with lawned area to side

To the rear a low maintenance garden with lawned area and stone flagged area with traditional borders



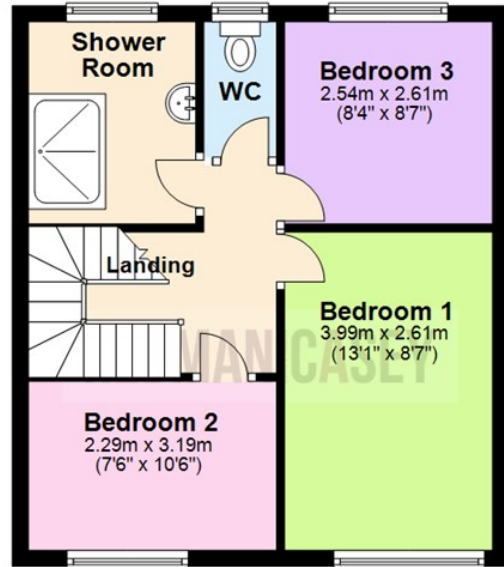
### Ground Floor

Approx. 52.4 sq. metres (564.0 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



Total area: approx. 90.9 sq. metres (978.8 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) <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>62</b>	<b>77</b>
<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>56</b>	<b>71</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

