

100 Church Street, Blackrod, Bolton, BL6 5EG



**£225,000**

Three bedroom semi detached property in a superb and very popular residential location, close to primary and secondary schools, local shops and all amenities. Good transport links with both road and rail links for easy commute. The property benefits from double glazing, gas central heating, plus underfloor heating to hallway, lounge, kitchen diner and bathroom. gardens to the rear with patio seating area and outside storage, off road parking. Viewing is recommended to appreciate all that is on offer.

- Semi Detached
- Off Road Parking
- Double Glazing
- Awaiting EPC
- Three Bedroom
- Enclosed Garden To Rear
- Gas Central Heating
- Council Tax Band A



Three bedroom semi detached property this spacious property is situated in a very popular residential location, close to local schools, shops, local amenities and road and rail links for easy commute. This spacious property comprises:- Entrance hall, lounge, dining kitchen, utility, to the first floor there are three bedrooms two of which are double and a single plus family bathroom. To the outside there is hard standing to the front providing off road parking for up to three vehicles and to the rear there is a full enclosed rear garden laid to lawn with a patio seating area and outside storage buildings. The property also benefits from double glazing, gas central heating, plus underfloor heating to kitchen diner, hallway, lounge, and bathroom, this property is highly recommended for viewing to appreciate all that is on offer.

#### Entrance Hall

UPVC double glazed window to side, double radiator, underfloor heating, stairs, door to Storage cupboard,

#### Lounge 10'11" x 13'10" (3.34m x 4.21m)

UPVC double glazed bay window to front, two radiators, bi-fold ,underfloor heating:

#### Kitchen/Dining Room 10'3" x 18'0" (3.13m x 5.49m)

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 single drainer, swan neck mixer tap and ceramic tiled splashbacks, built-in fridge/freezer and dishwasher, underfloor heating built-in electric fan assisted oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, radiator, uPVC double glazed folding patio door to rear,

#### Utility Room 4'11" x 3'10" (1.49m x 1.17m)

Plumbing for automatic washing machine, vent for tumble dryer, uPVC double glazed entrance door to side.

#### Outbuildings/Storage

Brick Built storage building..

#### Bedroom 1 10'11" x 11'10" (3.34m x 3.61m)

UPVC double glazed window to front, radiator,

#### Bedroom 2 10'3" x 13'0" (3.13m x 3.96m)

UPVC double glazed window to rear, double radiator.

#### Bedroom 3 7'6" x 8'5" (2.29m x 2.57m)

UPVC double glazed window to front, radiator.





## Bathroom

Three piece suite comprising spa jacuzzi bath with shower over and glass screen, wash hand basin in vanity unit with mixer tap and full height ceramic tiling to all walls and low-level WC, underfloor heating, uPVC frosted double glazed window to rear, heated towel rail.

## Landing

Window to side, open plan to Storage cupboard,

Storage cupboard.

## Outside Front

Hard standing providing off road parking.

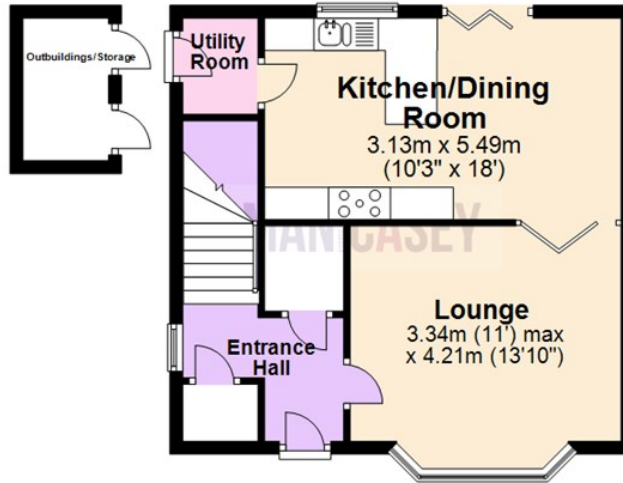
## Outside Rear

Enclosed rear garden, with patio seating area, lawn, and outside storage buildings.



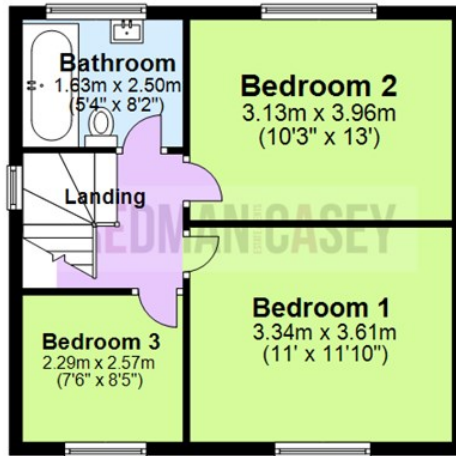
### Ground Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 89.1 sq. metres (958.6 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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO2 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>		
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Not environmentally friendly - higher CO2 emissions		
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