

268 Manchester Road, Blackrod, Bolton, BL6 5AZ



£170,000

Semi detached two bedroom property in the residential location in the village of Blackrod. Close to local shops, schools and all local amenities. This property benefits from a sun room and utility plus gas central heating and double glazing with a private garden to the rear. Viewing is recommended to appreciate both the position and condition of this property.

- Semi Detached
- Two Bedroom
- Gas Central Heating
- Sun Room
- Council Tax Band A
- Terraced Property
- Enclosed Garden To Rear
- Double Glazing
- Utility Room
- EPC D



Two bedroom semi detached property located in a popular residential location in the village of Blackrod. Situated close to local shops, schools, and all local amenities. The property comprises;- Entrance porch, hallway, lounge, kitchen diner, sun room, utility room, to the first floor there are two bedrooms and a family bathroom. The property also benefits from double glazing, gas central heating, small garden to the front and enclosed garden to the rear. Viewing is highly recommended to appreciate the location, condition and all this property has to offer.

Entrance Porch.

Lounge 10'7" x 10'11" (3.22m x 3.34m)

UPVC double glazed window to front, coal effect electric fireplace set in feature surround, double radiator.

Kitchen/Diner 14'3" x 14'5" (4.35m x 4.39m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with mixer tap, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, wall mounted log effect electric fire, double radiator, open plan to:

Sun Room

UPVC double glazed window to rear, uPVC double glazed window to side, window to side, uPVC double glazed entrance door to rear,:

Utility Room 7'0" x 5'4" (2.14m x 1.63m)

Plumbing for automatic washing machine, space for fridge/freezer, door.

Bedroom 1 10'10" x 14'5" (3.30m x 4.39m)

UPVC double glazed window to front, double radiator,:

Bedroom 2 13'5" x 8'5" (4.09m x 2.57m)

UPVC double glazed window to rear, double radiator, door to Storage cupboard.

Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over, folding glass screen and mixer tap and low-level WC, tiled surround, uPVC opaque double glazed window to rear, heated towel rail.

Landing

Door to:

Entrance Hall

Outside Front

Small enclosed garden with hedges.

Outside Rear

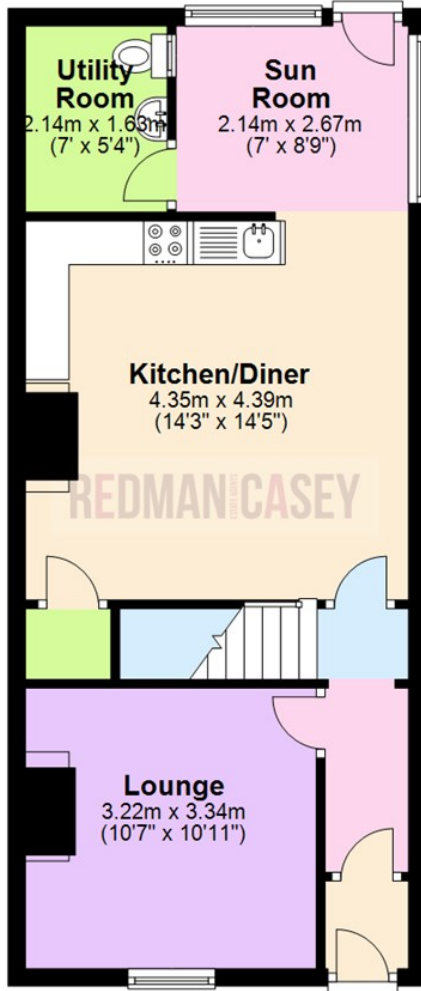


Enclosed rear garden laid to lawn outdoor storage and mature planting.



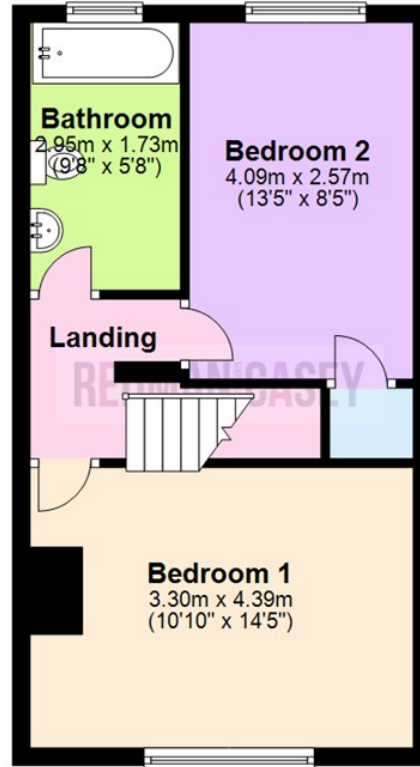
Ground Floor

Approx. 47.5 sq. metres (511.6 sq. feet)



First Floor


Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 84.3 sq. metres (906.9 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		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 