

5 Chapel Street, Blackrod, Bolton, BL6 5AH



## Offers In The Region Of £169,999

Deceptive spacious end cottage situated in a quiet cul-de-sac in a village location. Close to local schools shops and amenities. The property has been modernised and reconfigured to make a 2 bedroom 2 reception room property. Benefiting from double glazing and and gas central heating unusually for a cottage a good size private garden to the rear with patio seating area. This charming cottage is highly recommended for viewing.

- 2 Bed Cottage
- Fitted Galley Kitchen
- 2 Generous Bedrooms
- No Chain
- EPC Rating D
- 2 Reception Rooms
- Modern Fitted Bthroom
- Private Rear Garden
- Vacant Possession
- Council Tax Band



Charming and deceptively spacious end cottage situated within a quiet cul-de-sac and very popular residential location, close to local schools, shops and local amenities. Having been renovated and reconfigured the property now benefits from double glazing and gas central heating along with a generous private rear garden, this quaint cottage is recommended for viewing to appreciate the potential and location. The property comprises:- Hallway, lounge, sitting room, modern fitted galley kitchen. To the first floor there are two generous bedrooms and a family bathroom fitted with a three piece modern white suite. To the outside there is a generous private enclosed garden and patio seating area.



### Entrance Hall

UPVC double glazed window to side, radiator, laminate flooring, uPVC double glazed entrance door, open plan to Sitting Room, door to built-in under-stairs storage cupboard, door to:

### Lounge 12'1" x 12'0" (3.68m x 3.65m)

UPVC double glazed window to front, wall mounted living flame effect electric fire, radiator, laminate flooring.

### Sitting Room 12'1" x 12'11" (3.68m x 3.93m)

UPVC double glazed window to rear, wall mounted living flame effect electric fire, radiator, carpeted stairs to first floor landing, uPVC double glazed door to garden, open plan to Kitchen, door to:



### Kitchen 11'2" x 4'4" (3.40m x 1.32m)

Fitted with a matching range of grey base and eye level units with complementary round edged worktops, stainless steel sink unit with single drainer with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, laminate flooring, ceiling with recessed spotlights.



### Bedroom 1 12'2" x 15'11" (3.71m x 4.85m)

UPVC double glazed window to front, radiator, door to:

### Landing

Door to:

### Bedroom 2 12'1" x 9'5" (3.68m x 2.86m)

UPVC double glazed window to rear, radiator.

### Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, heated, ceramic tiled flooring.

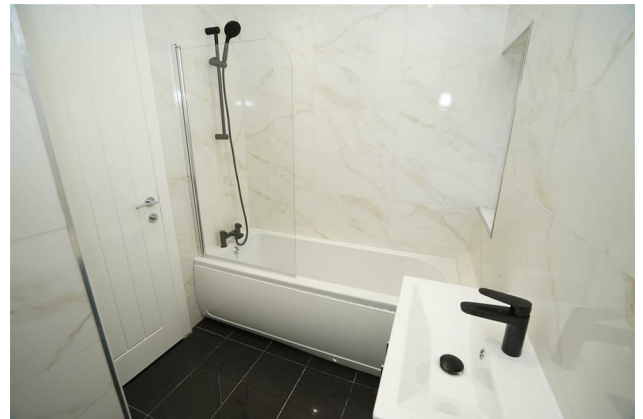


### Outside





Enclosed rear garden laid to lawn with mature flower beds and patio seating area.



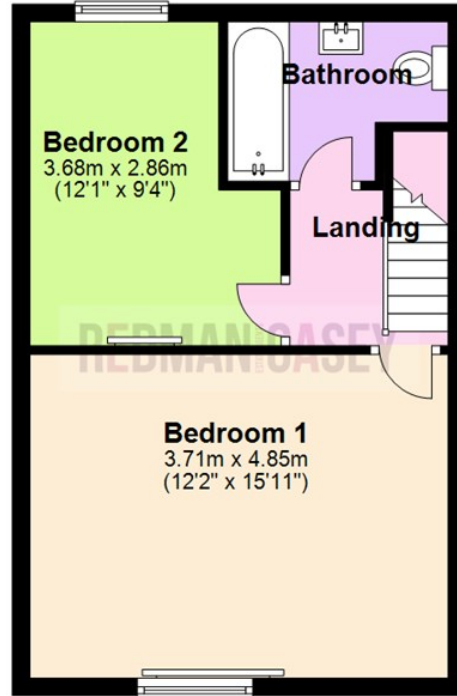
## Ground Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



## First Floor


Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 76.1 sq. metres (819.1 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 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		
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