

**522 Manchester Road, Blackrod, Bolton, Greater Manchester, BL6 5SW**



## **Offers Around £180,000**

Charming well presented two bedroom cottage with amazing views to the front. Located in a residential location close to all transport links, local shops and schools. This charming cottage benefits from double glazing, gas central heating private garden to the rear and a Jack and Jill bathroom.

Viewing is highly recommended to appreciate the views, location and all that is on offer in this charming home.

- Two Bedroom
- Private Rear Garden
- Double Glazed
- Council Tax Band A
- Terraced Cottage
- Gas Central Heating
- Jack And Jill Bathroom
- EPC Rating D



Two bedroom terraced cottage, this well presented charming cottage located in a great location with amazing views to the front. This charming cottage benefits from double glazing, gas central heating, private enclosed garden to the rear. The property comprises:- Lounge, kitchen diner, rear porch. To the first floor there are two bedrooms with a Jack and Jill Bathroom. To the outside rear there is an enclosed garden with mature planting and seating area. Located close to all transport links, local schools and shops.

Viewing is highly recommended to appreciate the views, location and all that is on offer in this charming home.

### Porch

Two windows to side, window to front:

### Lounge 15'0" x 13'5" (4.57m x 4.10m)

UPVC double glazed window to front, decorative fireplace with timber surround and tiled inset and hearth, three wall lights, :

### Hall

Vinyl flooring, carpeted stairs to first floor landing, open plan to:

### Kitchen/Diner 9'7" x 13'5" (2.92m x 4.10m)

Fitted with a matching range of modern white base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, window to rear, built-in storage cupboard, double radiator, vinyl flooring,

### Rear Porch

Window to side, quarry tiled flooring, plumbing for washing machine, wall mounted combination boiler serving heating system and domestic hot water, double door.

### Landing

### Bedroom 1 14'10" x 13'5" (4.52m x 4.10m)

UPVC double glazed window to front with views of open countryside, double radiator

### Bedroom 2 9'7" x 7'9" (2.92m x 2.36m)

UPVC double glazed window to rear, radiator,





### Jack and Jill Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with electric shower over, matching telephone style mixer tap and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, extractor fan, uPVC frosted double glazed window to rear, radiator, vinyl flooring.

### Outside Front

Small garden to front with mature planting.

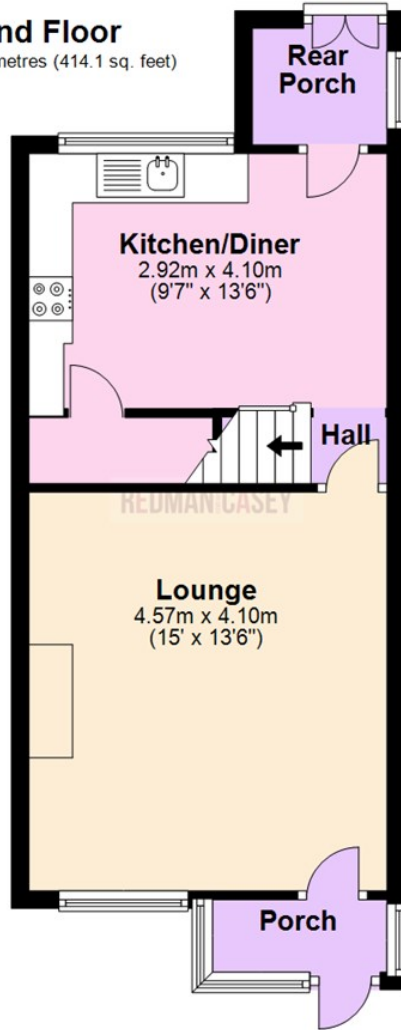
### Outside Rear

Enclosed rear garden with mature planting and patio seating area.



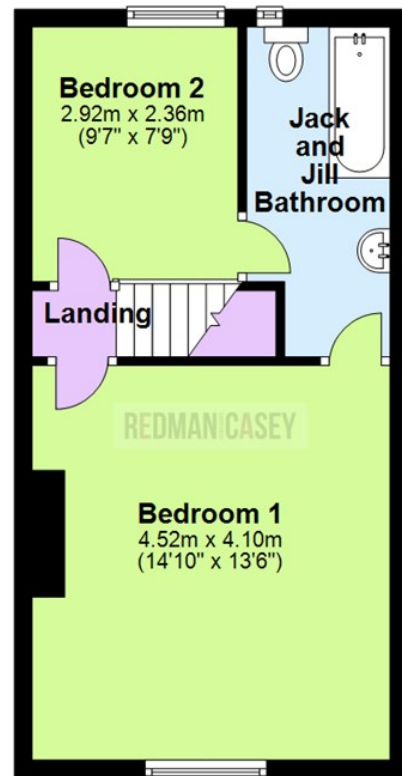
### Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



### First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 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>		<b>76</b>
(55-68) <b>D</b>	<b>60</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
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