

516 Manchester Road, Blackrod, Bolton, BL6 5SW



Offers In The Region Of £225,000

A superbly presented and improved two bedroom mid town house offers excellent accommodation along with open views to the front, off road parking for 2 cars plus front and rear gardens in stunning decorative order throughout with lobby, lounge, fitted modern dining kitchen, two generous bedrooms, three piece modern white bathroom suite, Internal and external viewing highly recommended to appreciate the condition and location on offer.

- Superbly Presented Mid Town House
- Stunning Open Views to Front
- Off Road Parking
- Council Tax Band B
- 2 Generous Bedrooms
- Gardens to Front and Rear
- EPC Rating C
- Viewing Essential



Positioned on Manchester road, Blackrod this well presented bay fronted mid townhouse offers superbly presented accommodation that the current owners have lovingly created. The property benefits from front and rear gardens, off road parking for two cars and stunning open views to the front early viewing is simply a must. The property also benefits from having double glazed windows throughout, gas central heating along with being well located close to the village of Blackrod and handy for Blackrod train station, motorway access, regarded schooling, Middlebrook retail park and the village of Horwich. The versatile accommodation comprises, lobby, lounge, fitted dining kitchen. On the upper level two generous bedrooms and three piece modern white bathroom suite. Outside there are gravelled garden to the front a enclosed courtyard with brick storage shed and a large parking area and lawn to the rear, viewing is essential.

Hall

Laminate flooring, carpeted stairs to first floor landing, uPVC double glazed entrance door, door to:

Lounge 12'9" x 11'4" (3.88m x 3.46m)

UPVC double glazed box window to front, fireplace, radiator, laminate flooring, door to:

Kitchen/Diner 7'9" x 14'5" (2.37m x 4.39m)

Fitted with a matching range of modern base and eye level units with drawers and complementary worktops, composite sink unit with single drainer and mixer tap, integrated slimline dishwasher, washing machine and tumble dryer, space for fridge/freezer, built-in electric fan assisted oven, four ring induction hob with extractor hood over, two uPVC double glazed windows to rear, laminate flooring, uPVC double glazed door to garden, door to built-in under-stairs storage cupboard.

Landing

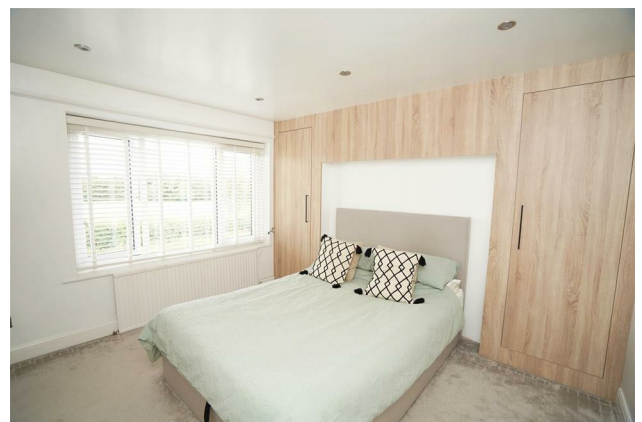
Door to:

Bedroom 1 11'0" x 14'2" (3.36m x 4.32m)

UPVC double glazed window to front with views of open countryside, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rail and shelving, further two fitted single wardrobes with hanging rails, shelving, overhead storage and cupboards, radiator.

Bedroom 2 9'6" x 8'0" (2.89m x 2.44m)

UPVC double glazed window to rear, radiator.



Bathroom

Full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror with built in light, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, ceramic tiled flooring, PVC panelled ceiling with recessed spotlights.

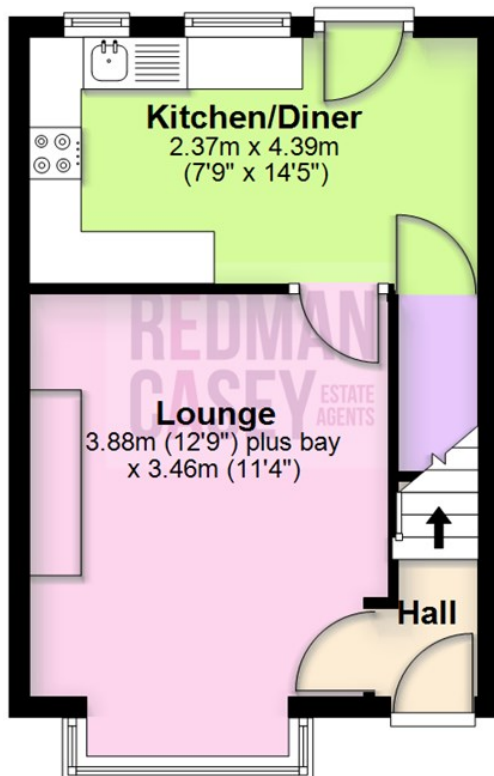
Outside

Front garden, enclosed by dwarf and fencing to front and sides, paved pathway leading to front entrance door with gravelled area. Rear gardens with lawned area and parking space.



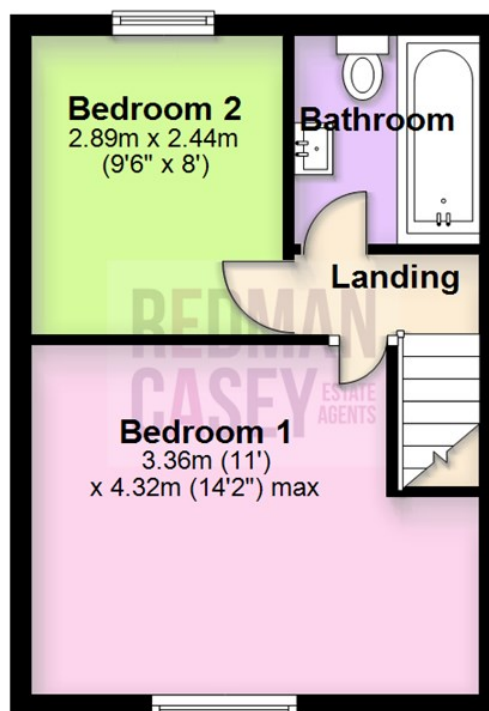
Ground Floor

Approx. 28.2 sq. metres (303.4 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



Total area: approx. 55.7 sq. metres (599.1 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) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(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	

