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THIRLMERE ROAD, BLACKROD, BL6 5EB



- 2 bedroom semi detached
- Sought after location
- Good amenities & transport links
- Lovely aspects
- 2 reception rooms, conservatory
- Mature gardens, generous driveway
- Ideal first time purchase
- Viewing recommended



£230,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A two bedroom semi detached house, situated in a sought after location, with open views of Winter Hill and the surrounding countryside. The property would make an ideal starter home or perhaps someone wishing to downsize. Blackrod has an array of good local shops and amenities, with good access to transport links. Blackrod railway station is within easy reach. Viewing is highly recommended through Cardwells Estate Agents Bolton, 01204 381281, bolton@cardwells.co.uk The accommodation briefly comprises, Entrance porch, hallway, lounge, separate dining room, bathroom, kitchen and a double glazed conservatory. Upstairs there are two double bedrooms. Outside there are mature gardens and a generous sized driveway, which leads to a garage.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: uPVC double glazed entrance porch, tiled floor, door leading to

Entrance hall: 13' 8" x 11' 3" (4.16m x 3.43m) uPVC double glazed window, front aspect, wooden flooring, built-in under stairs storage cupboard, radiator, staircase, leading to the landing, doors leading to

Kitchen: 9' 5" x 8' 8" (2.87m x 2.64m) uPVC double glazed window, side aspect, range of fitted wall and base units with working surfaces, tiled splashback's, built in oven and grill, gas burner hob with a concealed extractor hood above, inset single bowl single drainer, stainless steel sink unit with mixer tap, space for a fridge freezer, space for a washing machine, radiator.

Lounge: 12' 5" x 12' 0" (3.78m x 3.65m) uPVC double glazed window, wooden flooring, feature fireplace with an ornate wooden mantle surround, tiled hearth, fitted bookshelf, radiator.

Dining room: 10' 0" x 8' 1" (3.05m x 2.46m) uPVC double glazed window front aspect wooden flooring, radiator.

Conservatory: 9' 7" x 6' 2" (2.92m x 1.88m) The conservatory is of brick construction with the rest, being uPVC double glazed. French doors lead directly out onto the garden, tiled floor.

Bathroom: 8' 8" x 5' 5" (2.64m x 1.65m) 2 uPVC frosted double glazed windows, side aspect, enclosed bath with mixer tap/shower attachment, close coupled WC, wash basin, wooden flooring, part tiling to the walls, radiator.

Landing: Access to the loft, doors leading to

Bedroom 1: 15' 2" x 12' 0" (4.62m x 3.65m) uPVC, double glazed window, front aspect, radiator below, wooden flooring, fitted wardrobe.

Bedroom 2: 13' 8" x 9' 6" (4.16m x 2.89m) uPVC double glazed window, side aspect, wooden flooring, radiator, built in eaves/storage cupboard.

Outside: To the front, there is a gated driveway which provides ample off-street parking leading along the side elevation to a detached garage. There is a well stocked mature garden to the front with plants and trees. To the rear there is an established garden with laid to lawn and paved areas, with mature tree plant borders. There's also a useful storage/potting shed.

Tenure: Cardwells estate agents Bolton research shows the property is Freehold.

Council tax: Cardwells estate agents Bolton research has shown the property is band C annual charges of £1742 per annum

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Plot size: Cardwells estate agents Bolton research shows the property has an approximate plot size of 0.08 acre.

Thinking of selling or letting: If you are thinking of selling a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.cardwells.co.uk

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your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

