



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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	
WWW.EPC4U.COM		



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**CHURCH STREET, BLACKROD, BL6 5EG**



- Beautifully presented
- Semi detached family home
- Three bedrooms
- Under floor heating
- Lounge and kitchen diner
- Conservatory with air con unit
- Utility and cloakroom w.c
- Driveway parking for 3 cars



**£230,000**

**BOLTON**

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Located within the beautiful and sort after area of Blackrod is this stunning semi detached family home which has been tastefully modernised throughout. The property is located on Church Street where there are many local shops, amenities and is well placed for local schools. The property is perfect for the commuter with Blackrod train station, Horwich Parkway and the M61 motorway network being a short drive away. Internally the property is stunning and comprises an entrance hallway, lounge, kitchen/dining room, conservatory, utility and cloakroom/wc to the ground floor with three bedrooms and a four piece family bathroom incorporating a wc, pedestal sink, walk in shower cubicle and Sanispa Jacuzzi bath to the first floor. Further benefits to the property include electric underfloor heating in the entrance hallway, lounge, kitchen/diner, conservatory and family bathroom with the addition of an air conditioning unit within the conservatory. Externally there is a gravelled driveway for approximately three cars with an EV Charger and to the rear there's a good sized south-west facing garden, which provides plenty of natural light. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Ceiling light point, tiled floor with electric underfloor heating, double glazed window to the side, understairs storage.

**Lounge:** 15' 5" x 12' 11" (4.70m x 3.94m) Downlights with a Mi-Light touch controlled ambient system, radiator, tiled flooring, media wall with feature lighting, electric underfloor heating.

**Kitchen diner:** 20' 10" x 10' 2" (6.34m x 3.11m) Downlights, window lights, double glazed window to the rear, double doors leading to the conservatory, range of fitted base units with complementary granite worktops with plinth lighting, breakfast bar, part porcelain tiled floor part laminate floor with integrated one and a half stainless steel sink with mixer tap and drainer space for a multi fuel six burner range oven, American fridge freezer, wine fridge, dishwasher, underfloor heating.

**Conservatory:** 13' 7" x 8' 6" (4.15m x 2.59m) Wall lights, electric underfloor heating, tiled floor, air conditioning unit, radiator, double glazed French doors leading to the rear garden.

**Utility:** 10' 2" x 8' 1" (3.11m x 2.47m) Downlights, double glazed window to the rear, double glazed doors leading to the front and also the rear garden, wall mounted stainless steel ladder radiator, fitted wall and base units with space for a washing machine, dryer, undercounter fridge and freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls, extractor fan.

**Cloakroom/w.c:** Sensor operated light, wall mounted ladder radiator, wc, wash hand basin, tiled walls, extractor fan.

**Landing:** Ceiling light point, double glazed window to the side, storage cupboard, loft access with pull down ladder and part boarded.

**Bedroom 1:** 12' 2" x 11' 4" (3.70m x 3.45m) Ceiling light point, double glazed window to the front.

**Bedroom 2:** 13' 4" x 10' 4" (4.06m x 3.14m) Ceiling fan with lights, downlights, radiator, fitted storage cupboard, double glazed window to the rear.

**Bedroom 3:** 8' 8" x 8' 0" (2.64m x 2.45m) Ceiling light point, spotlights, fitted wardrobes and desk, double glazed window to the front, radiator.

**Bathroom:** Four piece family bathroom suite with spotlights incorporating a WC, pedestal sink, walk-in shower cubicle, Sani Spa Jacuzzi bath, wall mounted vertical ladder radiator, double glazed window to the rear, tiled floor with underfloor heating and tiled walls.

**Externally:** To the front of the property there is a gravelled driveway for approximately three cars with an EV Charger and to the rear there's a good sized south-west facing garden, which provides plenty of natural light.

**Parking:** There is a gravel driveway

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Council tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1432

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

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

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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