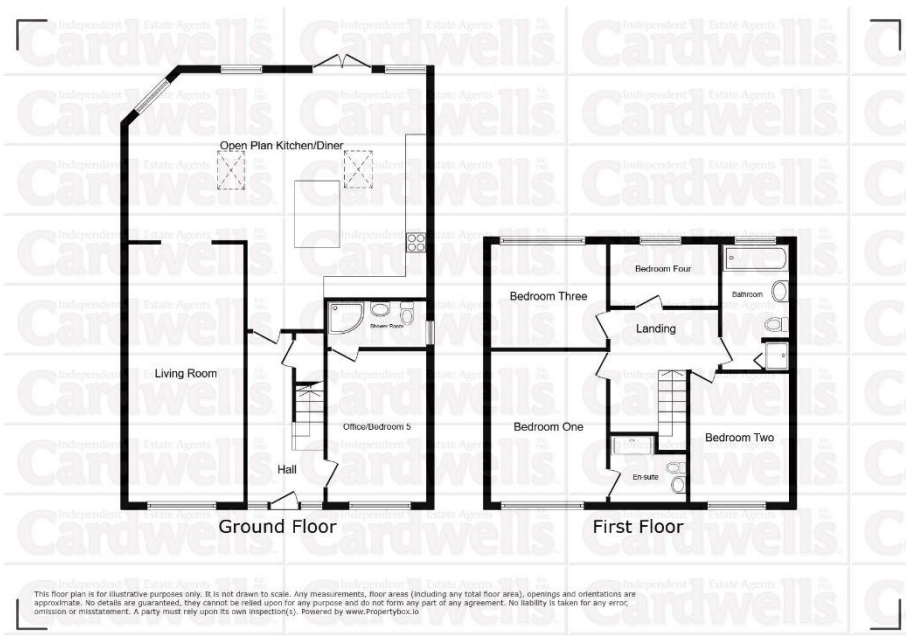


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MANCHESTER ROAD, BLACKROD, BL6 5BL



- Beautiful extended detached family home
- Up to five bedrooms, versatile accommodation
- Stunning open plan kitchen/diner/family rm
- 3 bath/shower rooms, spacious living space
- Comprehensively refurbished Autumn 2025
- Detached garage & 2 gated driveways
- Superb garden areas, circa 0.08 of an acre
- Sold with no upward chain delay



Offers in the Region Of £550,000

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5 bedroom detached, extended, family home which has been the subject of a comprehensive refurbishment and modernisation program. Situated on Manchester Road in Blackrod, there is beautiful countryside nearby and superb everyday amenities including; popular schools, shops, easy access to the railway network, easy access to the motorway network via the M61, superb sports/leisure clubs, and wonderful restaurants. The family home enjoys particularly well presented accommodation which briefly comprises: reception hallway with thoughtfully designed under stairs storage drawers, sizable living room, stunning open plan kitchen/diner/family room flooded with natural light with beautiful Quartz reflective work surfaces, integrated appliances and an abundance of family friendly and versatile space, additionally to the ground floor is a versatile room which could be used as a ground floor (fifth) bedroom with a stylish three-piece en suite shower room off alternatively it could be an additional reception room or perhaps wonderful space for working from home etc. To the first floor of the property there are four bedrooms, the master enjoying a lovely en suite shower room and a beautiful four piece family bathroom suite complete with bath and separate shower enclosure. Externally there is a detached brick built garage served by its own wrought iron gated driveway and a second gated driveway to the other side of the frontage of the property, meaning there is an excellent range of private off-road car parking. There are garden areas to the side and the rear. The family home benefits from uPVC double glazing, gas central heating, an alarm, CCTV cameras, modern electric installation, stunning kitchen and three shower/bathrooms. This really is a wonderful family home exclusively set behind wrought iron railings and gates.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Overall approximate floor area: The accommodation extends to around 162 m²/1,743 square feet.

Reception hallway: 14' 8" x 7' 10" (4.481m x 2.385m) uPVC windows to the side of the central uPVC entrance door, quality flooring, spindle staircase off to the first floor, under stairs storage space, thoughtfully designed storage shelving, radiator, neutral decorations .

Living room: 24' 1" x 10' 10" (7.334m x 3.306m) Large uPVC picture window to the front, quality flooring, two radiators, opens up into the large open plan kitchen/diner/family room.

Kitchen/diner/family room: 27' 11" x 24' 1" (8.504m x 7.334m) Measured at maximum points. A beautiful open plan kitchen/diner/family room flooded with natural light from the two large roof line windows, 3 uPVC windows and the double uPVC doors, the natural light reflects off of the Black Starlight solid Quartz type work surfaces and central island which extends into a large breakfast bar. The kitchen was installed in around the summer of 2025 and benefits from integrated dishwasher, integrated fridge/freezer, fan assisted oven/grill, microwave oven, five ring gas hob with extractor over, washing machine and dryer with complementary black mixer tap, USB plug socket and an excellent range of draws, base and wall cabinets, superb spotlighting, three radiators and matching quart splashback behind the hob.

Ground floor bedroom/home office: 11' 9" x 8' 9" (3.583m x 2.660m) Large uPVC window to the front, radiator, neutrally decorated, concealed modern consumer unit/fuse box, door off to the ground floor shower room which could be used as an en suite shower room if this was utilised as a ground floor bedroom .

Ground floor shower room: 8' 8" x 4' 4" (2.636m x 1.330m) A quality white three-piece shower room suite comprising: corner shower enclosure wash hand basin with built under storage space, matching WC, heated towel rail, uPVC window, extractor.

First floor landing: 10' 2" x 9' 7" (3.101m x 2.911m) Measured at maximum points drop down ladder access point to the loft storage space, radiator.

Bedroom 1: 14' 2" x 10' 10" (4.319m x 3.309m) Large uPVC window to the front front, radiator.

En suite shower room: 7' 10" x 7' 10" (2.383m x 2.398m) Measured at maximum points. A stylish modern shower room suite with generous shower enclosure providing both hand and overhead shower options, matching WC and wash hand basin, built-in display shelving/storage base, window to the front, radiator, spotlighting, extractor.

Bedroom 2: 13' 1" x 9' 1" (3.977m x 2.762m) uPVC window to the front, radiator.

Bedroom 3: 9' 7" x 10' 10" (2.909m x 3.313m) Large uPVC window to the rear, radiator.

Bedroom 4: 10' 1" x 5' 10" (3.064m x 1.775m) uPVC window to the rear, radiator.

Family bathroom: 10' 7" x 6' 9" (3.227m x 2.050m) A stylish four piece family bathroom suite comprising: bath, corner shower enclosure with both handheld and overhead shower options, matching WC and wash hand basin, additional matching storage space, towel rail, spot lighting, extractor, uPVC window to the rear.

Garage and parking: There is a detached generously sized brick built garage which is served by a gated driveway, in addition there is a second gated driveway to the other side of the frontage of the property allowing for separate gated private off-road car parking areas in addition to the garage

Plot size: The overall approximate plot size is around 0.08 of an acre.

Rear garden: There is excellent external space to the property which could provide superb areas for children to play and entertaining alike. There is a covered area to the left-hand side of the property as you look at the rear of the building, external power sockets, lighting, etc.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Freehold with title number: GM759883.

Bolton council tax: The property is located in the borough of Bolton and the Council tax band rating D, with an approximate annual cost of £2,147 but please double check with Bolton Council at the time of purchase.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

EPC: Energy performance certificate (EPC) the energy performance certificate rating is C and the certificate is valid until 2035

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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