



Tenure: Freehold

Council Tax Band: A

EPC Rating: D

## MANCHESTER ROAD, BLACKROD

- Two Bedroom Mid Stone Cottage
- Stunning 'Show Home' Finish Throughout - Turn Key Ready
- Fabulous Exposed Stonework Throughout & Original Features
- Spacious Rooms Throughout with Utility Extension to Rear

# £190,000



# Regency



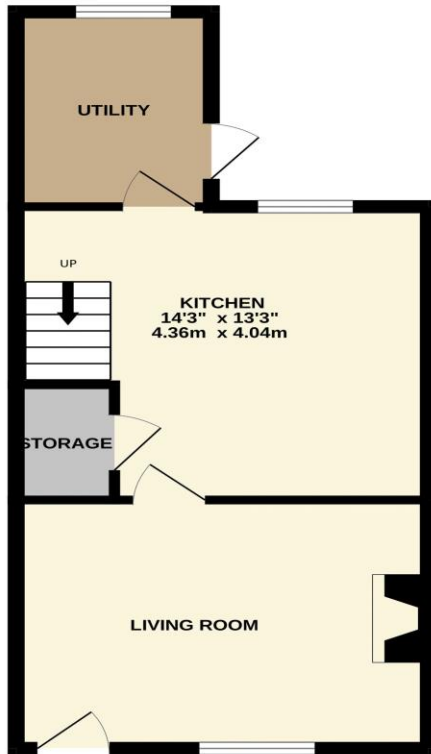


**\*\*STUNNING TWO BED COTTAGE IN CENTRE OF BLACKROD WITH EXPOSED STONEMWORK\*\*** Off Road Parking to Front - Original Features & Character - Sought After Blackrod Location - Spacious Rear Garden - Ideal for FTB or BTL Investors - FREEHOLD A unique opportunity to purchase this two bedroom 'show home' style cottage set on the popular Manchester Road, Blackrod. Dating back to the 1800's the home boasts many original features, a spacious garden and off road parking to the front! The home would ideally suit first time buyers looking to move to the area or any BTL landlords looking for turn key home with no work required and could achieve up to £850PCM. The cottage is located close to an abundance of amenities in Blackrod village and excellent educational establishments for all ages; the highly-rated Blackrod Primary - (Ofsted "Outstanding") and prestigious Owls nursery less than a mile away. Walking distance to Blackrod Rail Station (approx 30 mins by train to Manchester); close to M61 Jct 6, Middlebrook Retail Park and convenient for all village amenities. The Rivington countryside and Haigh Hall are both a short drive away ideal for walking and cycle routes, it really is the best of both worlds! The home comprises; living room with beautiful exposed stone wall and feature fireplace with flicker effect electric fire. Access from the lounge into the kitchen/diner, offering a range of cream high gloss wall and base units with contrasting work surfaces. stone flagged floor and understairs storage. The utility room is located to the rear of the property, featuring, base units with inset sink, plumbing for washing facilities, wall mounted boiler, and access leading into the rear garden. The first floor has two double bedrooms including the large master with exposed stone work and built in wardrobes. The second bedroom is another well sized double, views to the rear and access to the boarded loft via the pull down ladder. The bedrooms are complimented by the tiled three piece family bathroom suite with bath and overhead shower. Externally to the front of the property there is a block paved driveway for off road parking and to the rear a beautifully landscaped garden, featuring two patio areas, artificial grass and raised beds with sleepers and slate chippings. The garden will receive sun long into the evening and is ideal for entertaining. Cottages in this area of Blackrod with gardens and original features do not stay around for long. Please call the office to arrange a viewing.

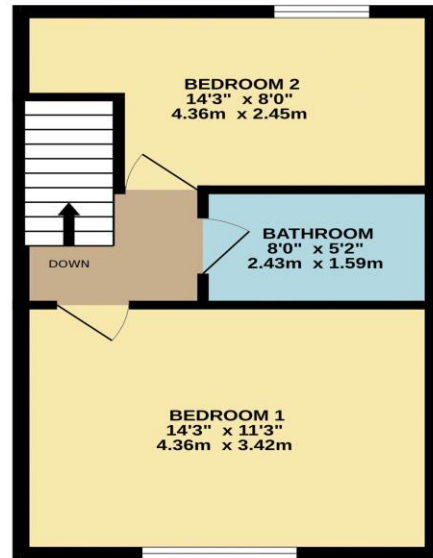




GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**COUNCIL TAX BAND:  
A**

**TENURE:  
FREEHOLD**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements