



10 Lion Lane Blackrod, Bolton, BL6 5HH

****THREE STOREY THREE BEDROOM STONE TERRACE****

An excellent opportunity to purchase this well presented three storey, three bedroom stone terrace home in the heart of Blackrod village. The home has been recently redecorated throughout by the vendor offering flexible living for any growing family looking to move to the area. It also benefits from off road parking to the front.

It is very convenient to the centre of Blackrod village, walking distance to local amenities and a short drive to Blackrod Train Station (approx 35 mins by train to Manchester), M61 Jnct 6, Rivington Countryside and Middlebrook Retail Park, it really is the best of both worlds! Ideally situated close to a number of impressive secondary schools and colleges, including Rivington & Blackrod High, Bolton School and Winstanley College.

Offers Over £200,000

10 Lion Lane

Blackrod, Bolton, BL6 5HH



- THREE BEDROOM, THREE STOREY STONE COTTAGE
- THREE DOUBLE BEDROOMS
- GREAT LOCATION FOR BLACKROD TRAIN STATION
- GROUND FLOOR BEDROOM & BATHROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- EARLY VIEWING ADVISED
- OPEN PLAN DINING KITCHEN
- FREEHOLD TENURE

ENTRANCE/UTILITY ROOM

GROUND FLOOR BEDROOM

15'4" x 11'4" (4.68m x 3.47m)

GROUND FLOOR BATHROOM

7'8" x 6'2" (2.35m x 1.90m)

STAIRS

DINING KITCHEN

15'4" x 12'7" (4.68m x 3.85m)

LOUNGE

15'4" x 12'7" (4.68m x 3.84m)

STAIRS LANDING

MASTER BEDROOM

12'1" x 11'6" (3.70m x 3.52m)

BEDROOM TWO

13'9" x 9'6" (4.20m x 2.90m)

BATHROOM

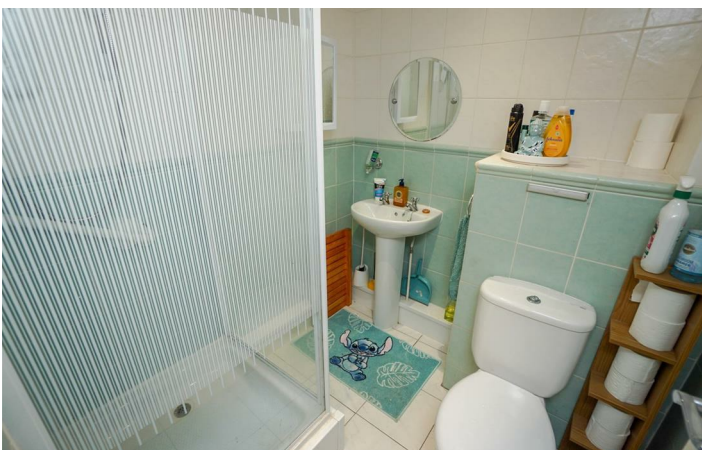
8'9" x 4'3" (2.68m x 1.32m)

EXTERIOR FRONT

EXTERIOR REAR



[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

67 Church Street, Westhoughton, Bolton, BL5 3RZ
Tel: 01942 842409 Email: lettings@copelandsproperty.co.uk www.copelandsproperty.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 