

FOR SALE

98, Church Street, Blackrod, BL6 5EG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



98, Church Street, Blackrod, BL6 5EG

Substantial semi-detached family home offering 1094 SQFT of impressive living space.



- Superb semi-detached home
- Generous amount of floorspace
- Popular main road setting
- Sunny, south-westerly aspect
- 3 bedrooms / 1 reception room
- Open plan, remodelled layout
- Close to amenities / train station
- 1094 SQFT

Totalling a very generous 1094 square feet of beautifully presented and much improved living space - this larger than average semi-detached property would be the perfect purchase for any growing families in need of more space. The property itself is enviably located on Church Street in the highly prized area of Blackrod & conveniently positioned within easy reach of the area's shops / amenities, excellent schools & train station. Set across two floors & benefitting from a remodelled layout that has been opened up from its original design, in brief the property comprises; a main hallway, a stunning front lounge with feature bay window & contemporary media wall, a stylish fitted kitchen diner which is 20ft in width & boasts a breakfast bar, spot lighting and a range of integrated appliances. Beyond the kitchen is a useful utility room plus there is a conservatory, with air conditioning, which overlooks the garden. Upstairs, there are three good sized bedrooms plus there is a particularly large 4-piece family bathroom. There is underfloor heating to the ground floor (excluding the dining and utility room) and also in the family bathroom. Externally the home occupies a good sized plot with gardens to the front and rear & because of the south-westerly facing aspect the rear garden enjoys lots of afternoon sun. To the front there is a large driveway providing ample off road parking with electric car charger. Viewings are highly recommended on this superb family home.





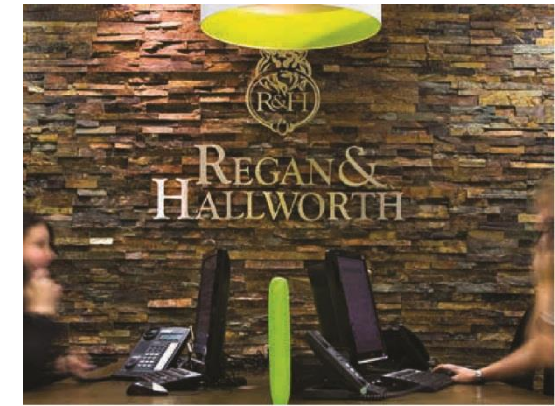


TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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