



**Chorley Road, Blackrod, Bolton**

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to market this extended two-bedroom mid terraced home located in the picturesque village of Blackrod. The property is located just a short drive away from Horwich town center and its superb local schools, shops, and amenities, with fantastic travel links via the nearby train stations and the M6 and M61 motorways. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Internally upon entering, you'll find the ground floor comprising of a lounge, generously sized sitting/dining room and kitchen.

Benefitting from a rear extension, the sitting/dining room is set in an open plan layout with the kitchen where you'll find room for a breakfast bar or small dining table. Patio doors allow access to the rear garden here.

The kitchen itself is of a good length and comprises of ample wall and base units.

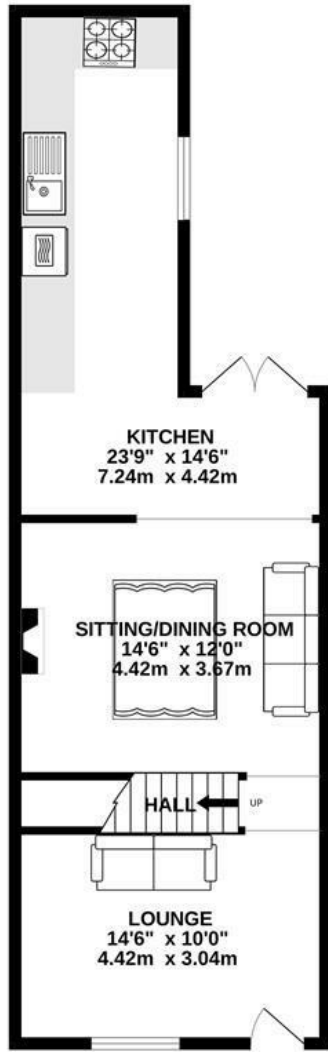
Moving upstairs you'll find two double bedrooms and a good sized bathroom with stand alone shower. The attic has also been converted, currently used as a home office, with Velux windows bringing in natural light and making this an ideal additional living space.

Externally to the rear lies a good sized tiered garden, whilst to the front an easy to maintain front yard with on road parking.





GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

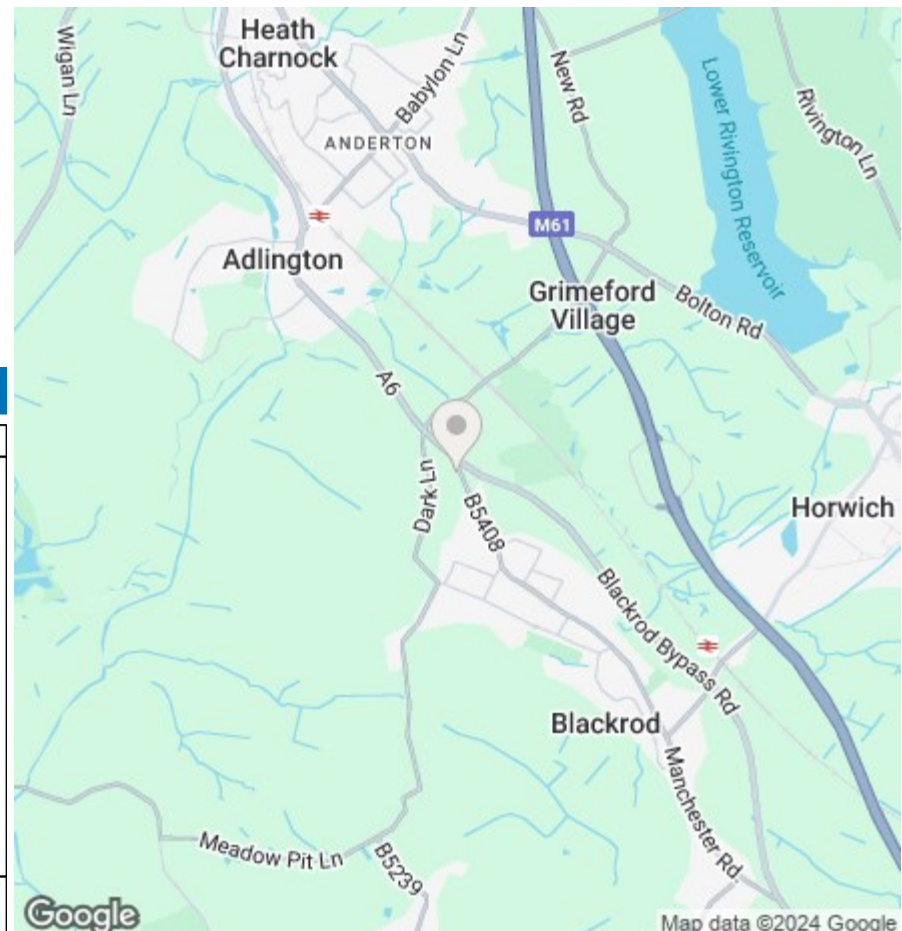


TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

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 but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>66</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	