



Thirlmere Road, Blackrod, Bolton

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, semi-detached home located in the sought-after area of Blackrod, Greater Manchester. Perfectly suited for first-time buyers, this property offers a warm and inviting atmosphere with a practical layout ideal for modern living. Situated in a well-connected area, the home benefits from excellent travel links, with nearby train stations and bus routes providing easy access to surrounding towns and cities. The M61 motorway is within a short drive, making commuting straightforward. Local amenities, including shops, schools, and leisure facilities, are conveniently close by. With views of Rivington and a short walk to Rivington Pike, enhancing the appeal of this delightful home.

On entering the ground floor, you are welcomed by a cosy porch and hallway that leads directly into the spacious lounge, which flows seamlessly into the dining area. This open-plan arrangement provides a versatile space for relaxing and entertaining. The kitchen is situated to the rear, offering ample storage and worktop space, and opens into a bright conservatory—perfect for enjoying morning coffee or as a handy additional reception space. Completing the ground floor is the family bathroom, offering convenience for daily living.

Ascending to the first floor, you will find two bedrooms, each offering a comfortable retreat. Both rooms benefit from plenty of natural light, creating a relaxing ambiance. These spaces can easily be adapted to suit individual needs, such as bedrooms, a home office, or additional storage.

Externally, the property boasts a driveway to the front, ensuring off-road parking for up to three cars. The front garden adds a welcoming touch, enhancing the home's curb appeal. To the rear, the secluded garden provides a peaceful escape, featuring a lawn perfect for children or pets to play.

The property is also suitable to be extended and would easily convert into three bedroom home.

Don't miss your chance to view this inviting home—schedule your visit today!







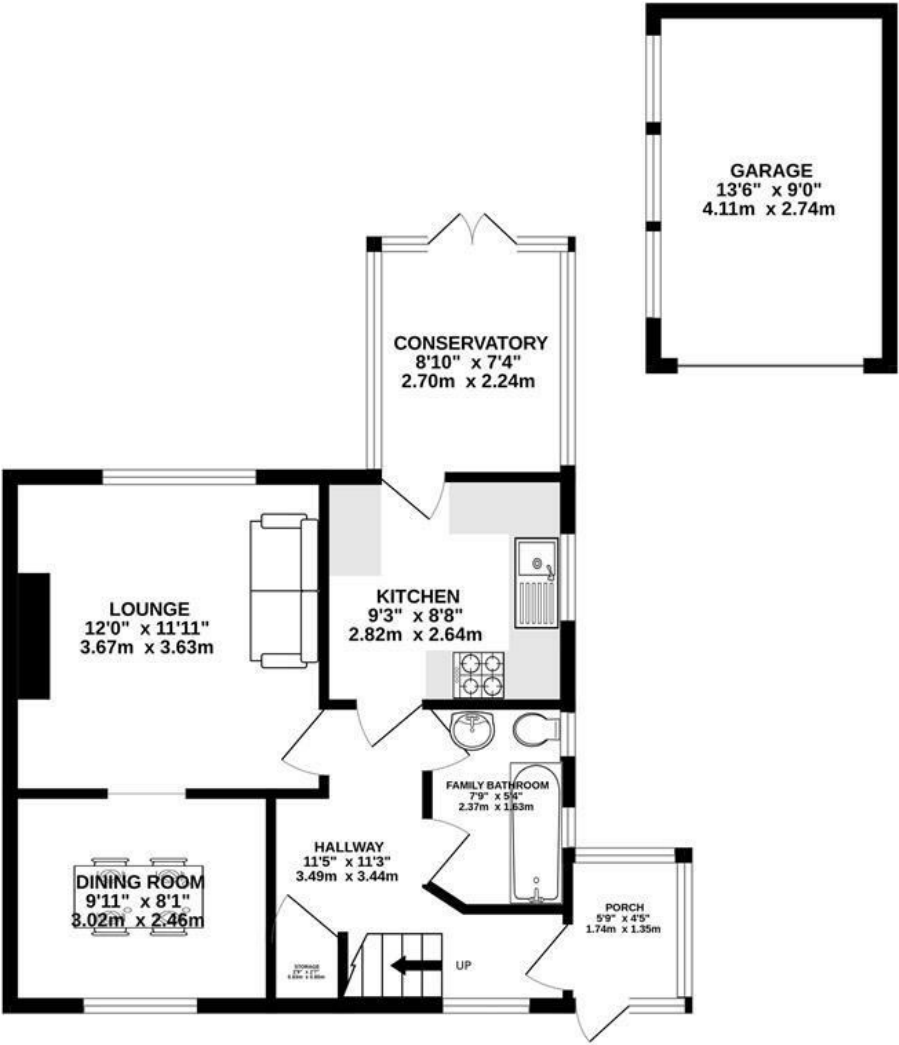




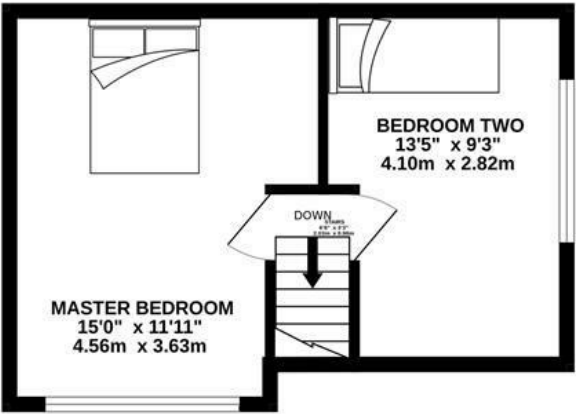


BEN ROSE

GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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) A	59	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

