



Marchwood Close, Blackrod, Bolton

Offers Over £139,995

Ben Rose Estate Agents are delighted to bring to market this beautifully presented two-bedroom first-floor apartment, ideally situated in the heart of Blackrod, Bolton. Perfectly suited for couples or first-time buyers, this charming home offers an exceptional balance of modern living and serene surroundings. Just a short drive away, you'll find the extensive shopping and leisure facilities of Middlebrook Retail Park, as well as the picturesque landscape of the West Pennine Moors—ideal for those who appreciate both convenience and natural beauty. Excellent transport links, including the nearby M61 motorway and Horwich Parkway train station, ensure easy travel to surrounding areas.

Upon entering the apartment, you're welcomed by a central hallway that provides access to all rooms. At the far end, the space opens into an impressive open-plan lounge, kitchen, and dining area. This generous living space benefits from dual aspect windows, filling the room with natural light and providing plenty of space for a large sofa set, additional furnishings, and a family dining table. The modern kitchen is thoughtfully designed and fully equipped with a built-in oven and hob, integrated fridge-freezer, and dishwasher, offering both style and functionality.

The apartment features two spacious double bedrooms, each offering comfort and flexibility. The master bedroom is particularly impressive, with its own dual aspect windows and a private ensuite shower room complete with a contemporary three-piece suite. A separate three-piece family bathroom, fitted with an over-the-bath shower, serves the rest of the apartment.

Additional practical features include a good size storage cupboard located off the landing, providing excellent space for household essentials. Outside, the property forms part of a well-maintained residential development consisting of only six apartments in the block. It benefits from an allocated parking space along with ample visitor parking, creating a peaceful and welcoming setting for residents and guests alike.







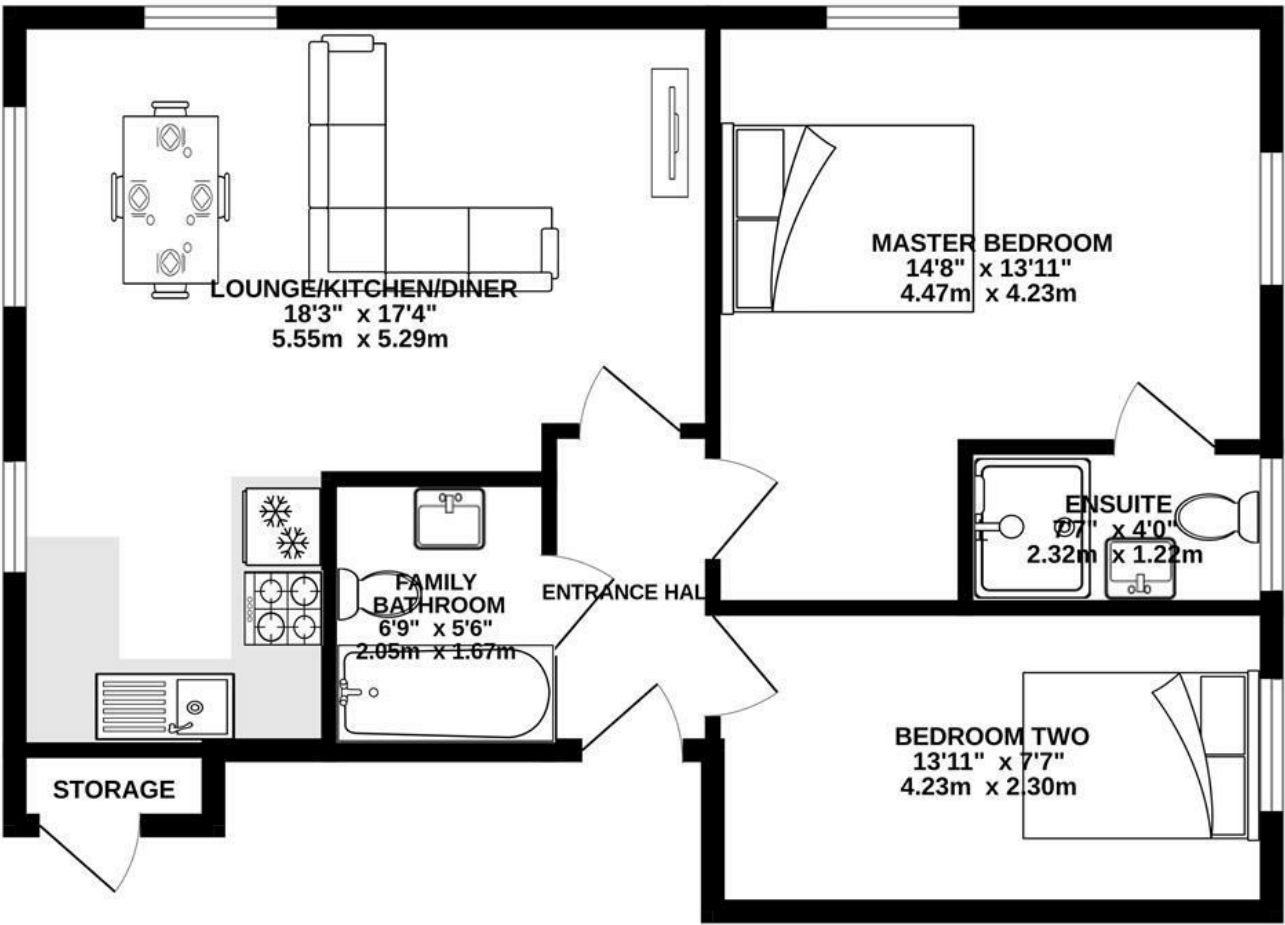






BEN ROSE

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(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 CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
		

