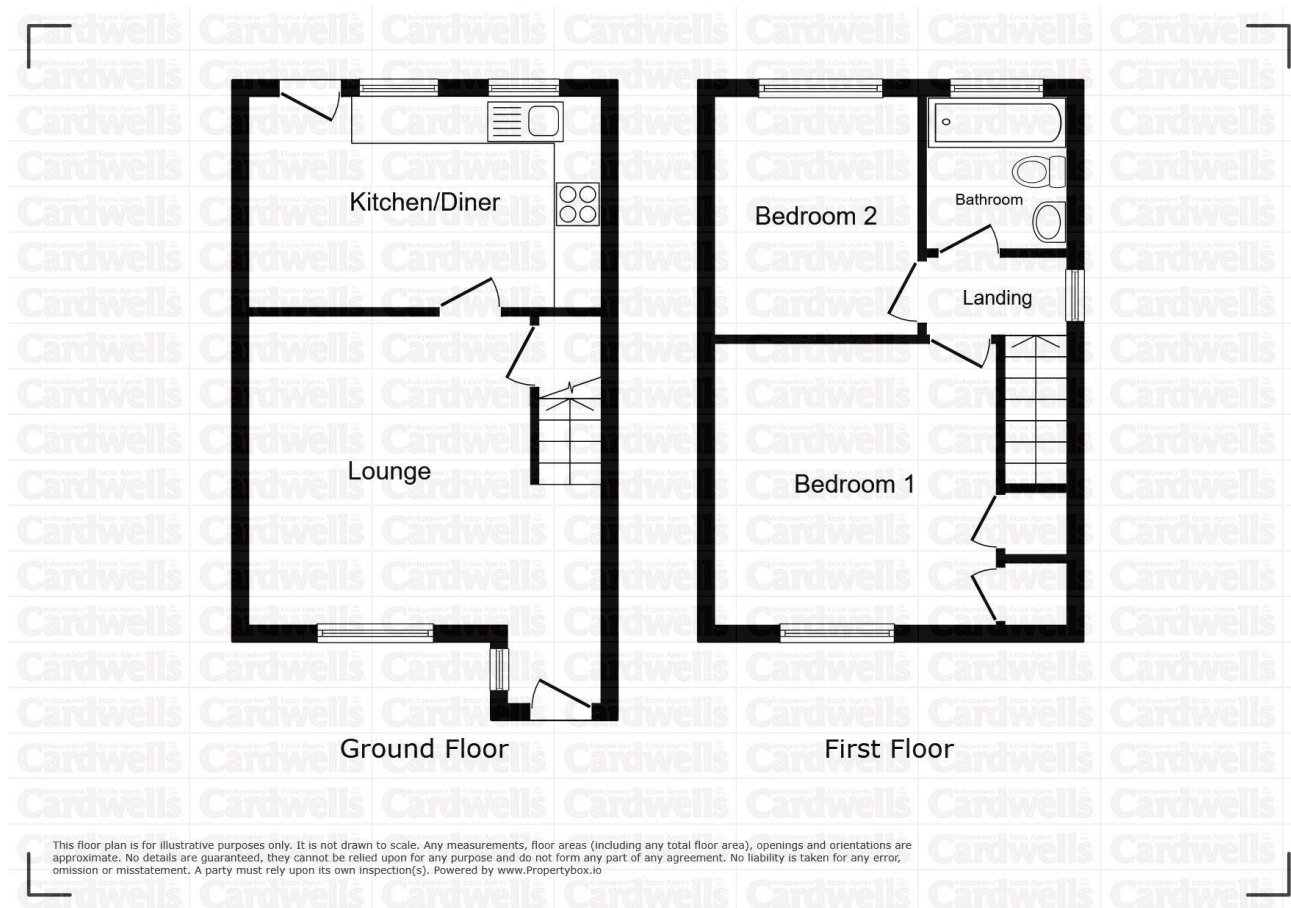




THURSFORD GROVE, BOLTON, BL6 5TW



- Semi detached home
- Two bedrooms
- Lounge and kitchen/diner
- Cul-de-sac position
- Blackrod village
- Good sized gardens
- Driveway parking
- Close to local amenities and commuter routes



£230,000



Situated within a quiet cul-de-sac just off the highly regarded Greenbarn Way development, this well presented two bedroom home offers an excellent opportunity for first time buyers, young professionals or those looking to downsize, whilst enjoying all the benefits of village living in the sought after area of Blackrod. Blackrod remains one of Bolton's most desirable residential locations, benefiting from a range of local amenities including shops, pubs, restaurants and everyday services. The village is particularly popular with families due to its selection of nurseries and primary schools, together with convenient access to secondary education in nearby Horwich. Commuters are equally well catered for, with Blackrod railway station providing direct links to Manchester, whilst the nearby A6 offers easy access to the M61 motorway network. The surrounding area is also renowned for its open countryside, offering excellent opportunities for walking and outdoor pursuits.

Nearby Adlington is home to a picturesque stretch of the Leeds and Liverpool Canal, whilst Horwich, Chorley and the Middlebrook Retail & Leisure Complex provide an extensive choice of shopping, dining and leisure facilities. The accommodation briefly comprises an entrance into a spacious lounge, creating a comfortable living space ideal for relaxing and entertaining. To the rear is a generous kitchen/dining room with ample space for family dining and direct access overlooking the rear garden. To the first floor there are two well-proportioned bedrooms together with a three piece family bathroom. Externally, the property enjoys attractive lawned gardens to both the front and rear, providing excellent outdoor space for families, gardening enthusiasts or those who simply enjoy spending time outside. A driveway to the front provides offroad parking.

Offering a pleasant cul-de-sac position, generous gardens and excellent access to local amenities schools and transport links, this is a superb home that warrants an early viewing. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 13' 10" x 13' 4" (4.21m x 4.06m) Ceiling light point, radiator, coving to the ceiling, double glazed window to the front, under stairs storage, living flame gas fire and surround.

Kitchen diner: 13' 9" x 8' 2" (4.19m x 2.50m) Ceiling light point, double glazed windows overlooking the rear garden, radiator, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, gas hob, electric oven, space for a fridge/freezer, washing machine, dryer, tiled splashback to the walls, laminate flooring, door leading to the rear garden.

Landing: Ceiling light point, double glazed window to the side, loft access which is part boarded.

Bedroom 1: 12' 1" x 10' 9" (3.68m x 3.27m) Ceiling light point, coving to the ceiling, radiator, double glazed window to the front, storage cupboard.

Bedroom 2: 9' 7" x 7' 11" (2.93m x 2.42m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Bathroom: 6' 7" x 5' 6" (2.00m x 1.67m) Ceiling light point, double glazed window to the rear, radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and electric shower above, tiled walls.

Outside: The front of the property has a lawned garden with driveway parking. To the rear of the property there is an outside tap, flagged patio area with steps leading down to a lawned garden with space for a shed at the rear.

Viewing: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1866

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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