



Hillside Avenue, Blackrod, Bolton

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom semi-detached bungalow, situated in the highly sought-after area of Blackrod, Bolton. This versatile home offers generous living accommodation across two floors, making it an excellent choice for families looking for flexible living space in a quiet residential setting. Blackrod is a popular village that combines a welcoming community feel with excellent convenience. The property benefits from close proximity to a range of local shops, cafés and everyday amenities, while families will also appreciate the nearby well-regarded schools and green spaces. For commuters, Blackrod Train Station is just a short distance away, offering direct routes into Bolton, Manchester and beyond, while the nearby M61 motorway provides easy access across the North West. With nearby towns such as Horwich and Bolton easily reachable, as well as popular leisure destinations including Rivington and its surrounding countryside, this location offers the perfect balance of peaceful living and strong connectivity.

Entering the home, you are welcomed into a vestibule that leads into the main entrance hall, which conveniently provides access to the principal ground floor rooms. The kitchen sits to the front and is well equipped with ample worktop and storage space, as well as room for a dining table, making it a practical and sociable space for everyday family living. The spacious lounge benefits from a charming bay window that fills the room with natural light, creating a bright and inviting atmosphere. Also located on this floor is the modern four-piece family bathroom, offering both practicality and comfort. Completing the ground floor are two generously sized double bedrooms, with the master bedroom benefitting from built-in wardrobes and its own attractive bay window.

Heading up to the first floor where the landing opens into a spacious area that is currently utilised as a home office, providing an ideal work-from-home space or potential reading nook. From here, access is provided to two additional bedrooms, both offering comfortable accommodation and flexibility for growing families, guest rooms or further workspace if required.

Externally, the property continues to impress. To the front, there is a gated driveway providing off-road parking for multiple vehicles, alongside a well-maintained lawn and mature flower beds that add colour and character. The driveway also provides access to the garage, offering additional storage or parking options. To the rear, the garden features a raised decked seating area that is perfect for outdoor dining or relaxing with garden furniture, complemented by a section of low-maintenance astroturf and secure surrounding fencing. The garden also benefits from access to the garage via a side door and enjoys pleasant views, creating a private and enjoyable outdoor space. Overall, this attractive and versatile home presents a fantastic opportunity for families seeking spacious bungalow living in a desirable and well-connected location.









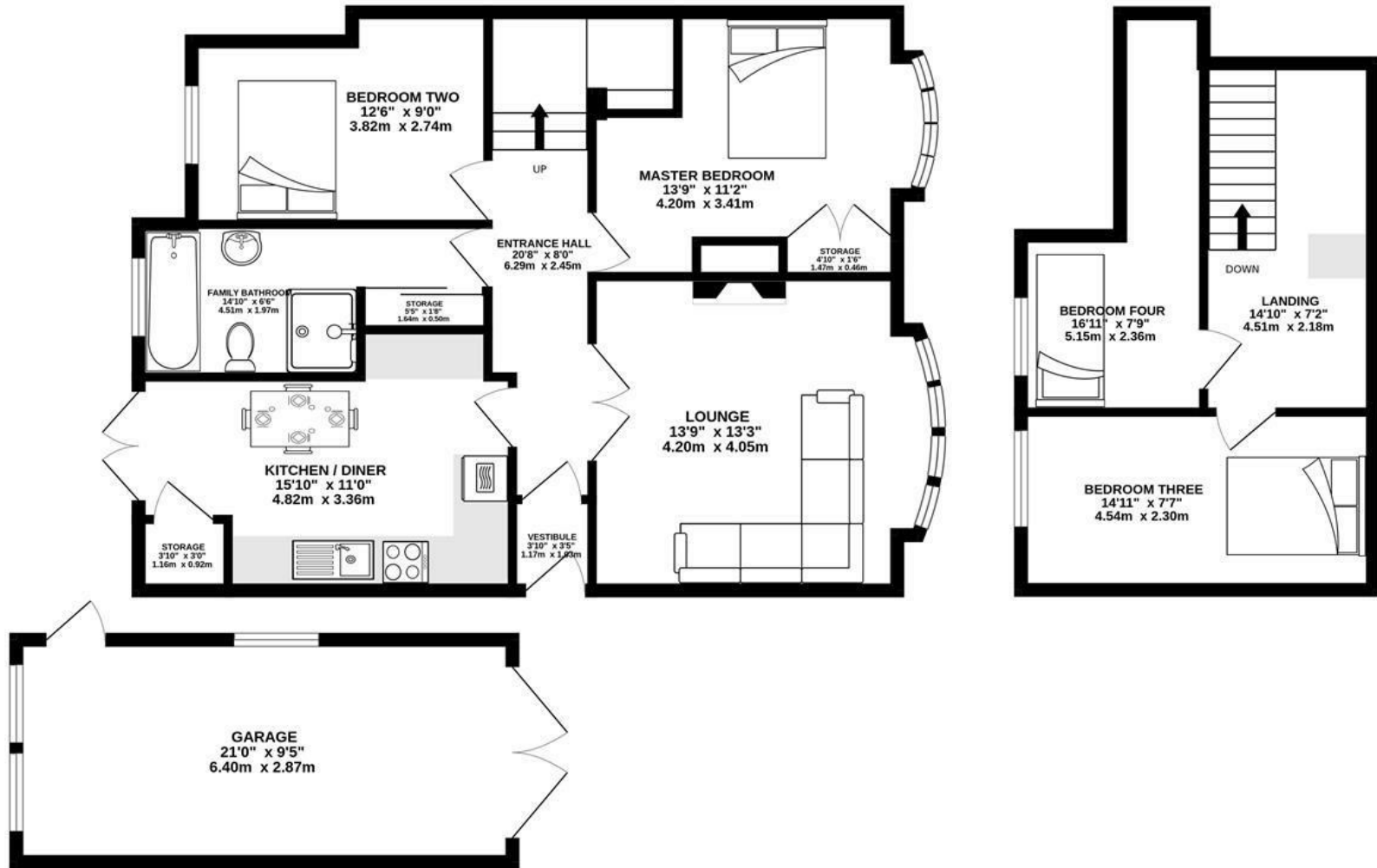




BEN ROSE

GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.

1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.

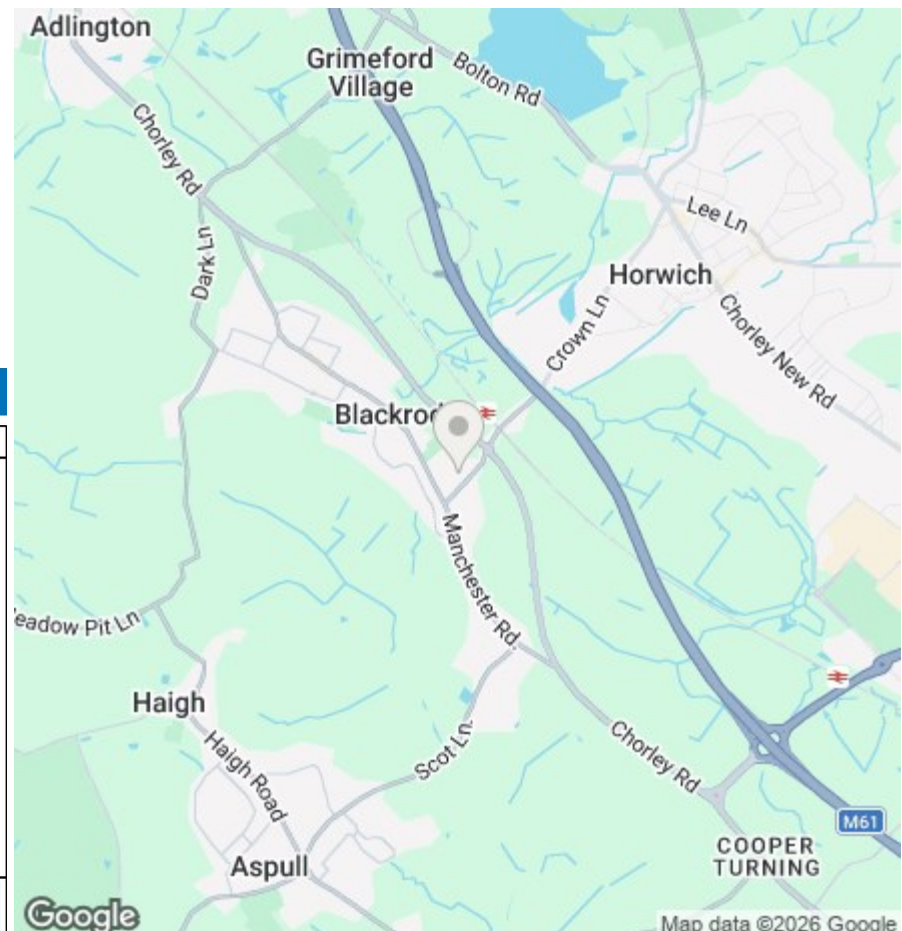


TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

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			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(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		