BEN ROSE



Newlands Drive, Blackrod, Bolton

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, situated within a quiet and sought-after residential area of Blackrod, Bolton. Ideally suited to a couple or small family, this lovely home offers generous living space throughout, along with a spacious south-facing rear garden. The property enjoys close proximity to a range of local amenities, including well-regarded schools, shops, supermarkets, cafés, and leisure facilities. Excellent travel links are also nearby, with Blackrod train station providing direct rail services to Manchester and Preston. The M61 motorway is just a short drive away, offering convenient access to surrounding towns and cities such as Bolton, Chorley, Wigan, and Manchester. The area further benefits from beautiful nearby countryside walks and popular local attractions, including Rivington and Haigh Woodland Park.

Stepping into the property, you are welcomed by a bright entrance hall, with a staircase leading to the first floor. To the right, you will find a modern three-piece family bathroom, complete with an over-bath shower. Further along the hallway is a generously sized bedroom, currently utilised as a utility room, offering excellent versatility to suit a range of needs. Continuing through, you enter the modern kitchen, which provides ample storage and features an integrated fridge and freezer, a Rangemaster cooker, and additional space for freestanding appliances. A single door leads from here out to the rear garden. Returning through the hallway, you will find the spacious lounge, centered around a feature fireplace and enhanced by double patio doors opening onto the rear garden. A sliding door connects the lounge to the dining room, which offers plenty of space for a large family dining table, completing the ground floor accommodation.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from access to useful eaves storage.

Externally, the property boasts a spacious driveway to the front, providing off-road parking for multiple vehicles. To the rear, there is a generously sized garden featuring a flagged patio and central lawn, surrounded by established planting. Raised beds offer an ideal space for growing fruit and vegetables, alongside a charming greenhouse.

Early viewing is highly recommended to avoid potential disappointment.





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW









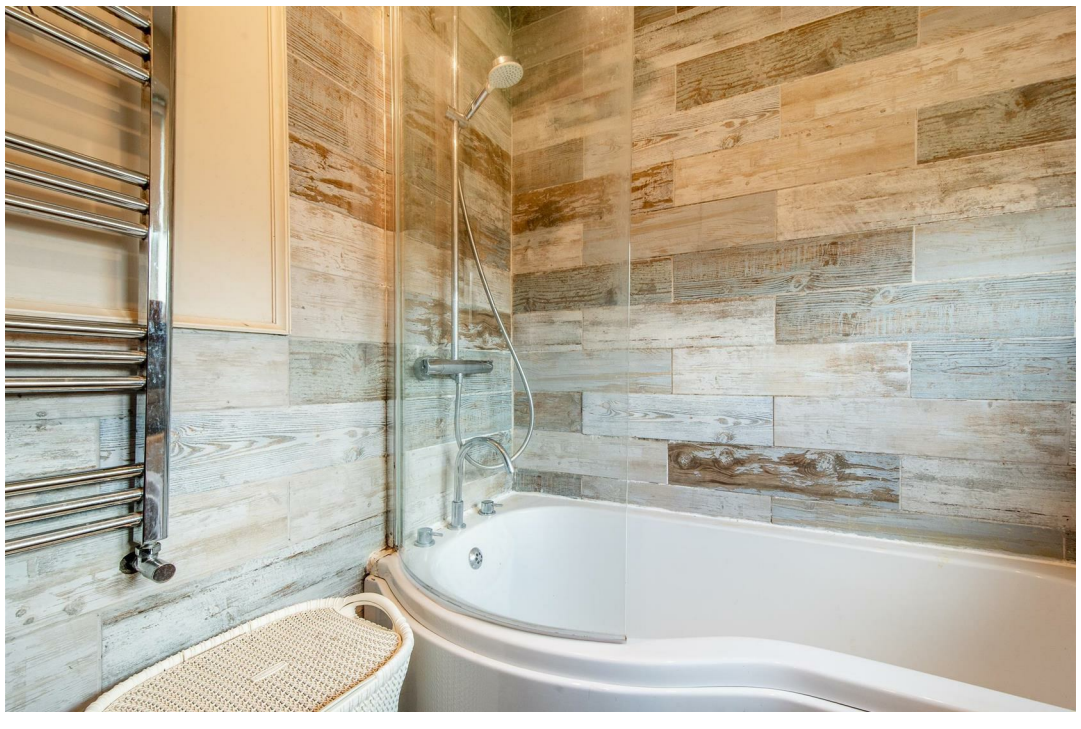


T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW










WARNING
GRUMPY OLD
WEST
FAT
LIVES




SEWING
BECAUSE MURDER IS WRONG

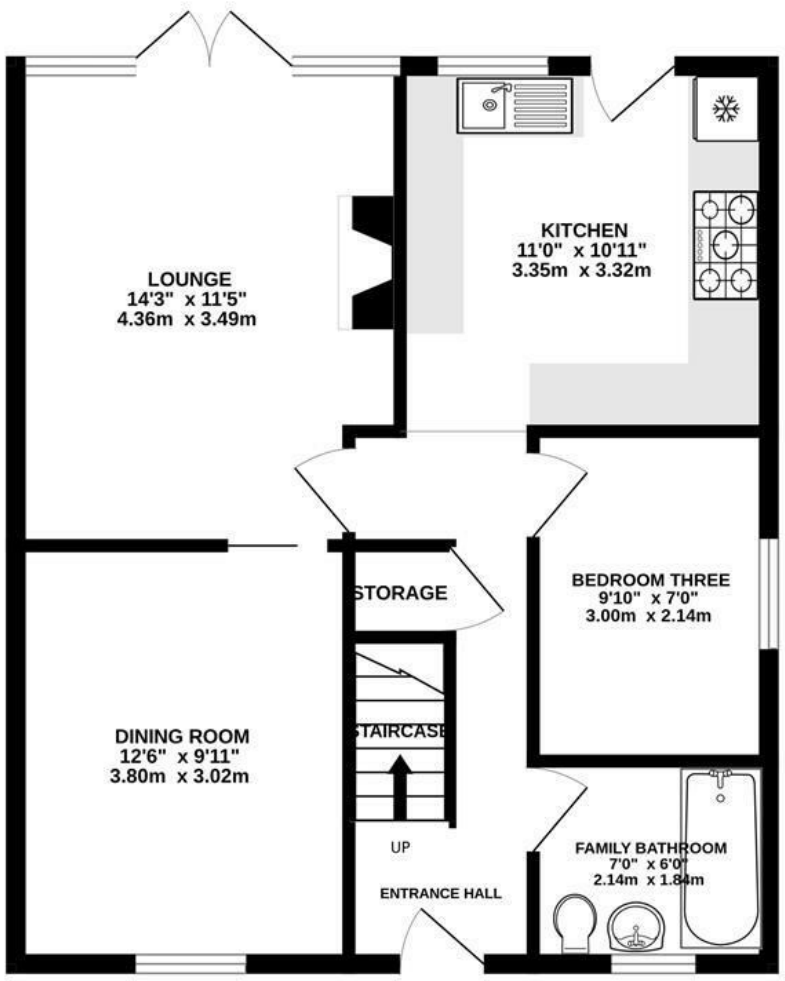




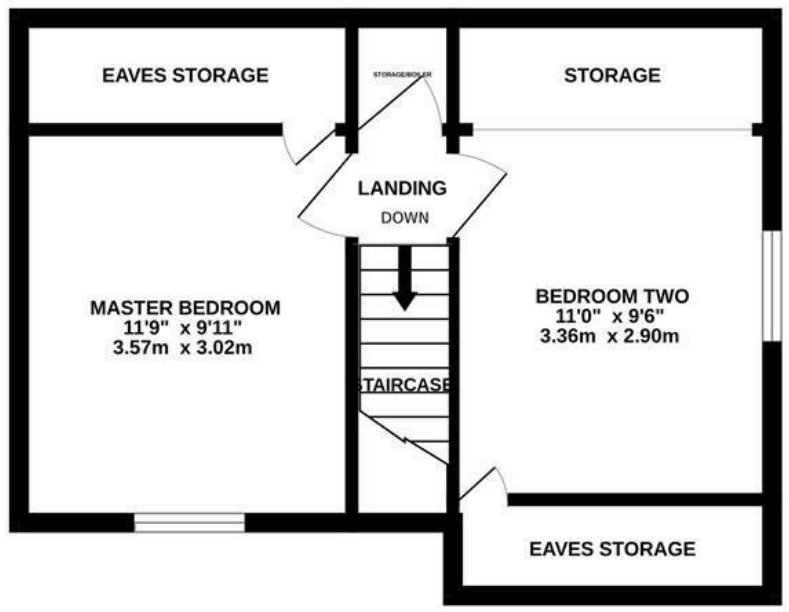


BEN ROSE

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



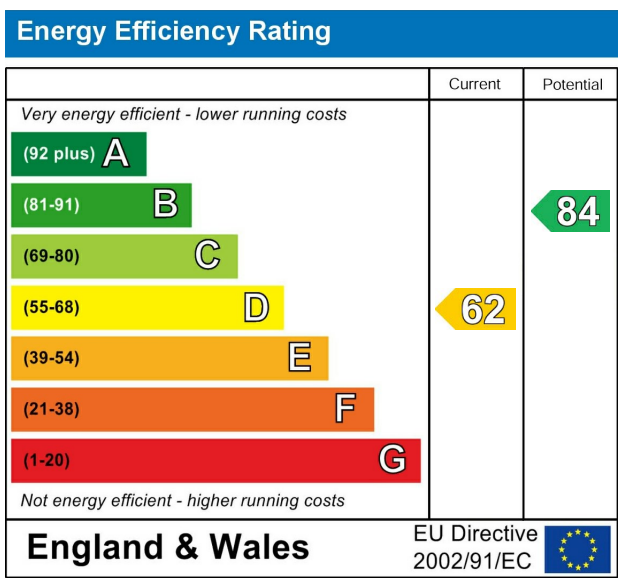
1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.

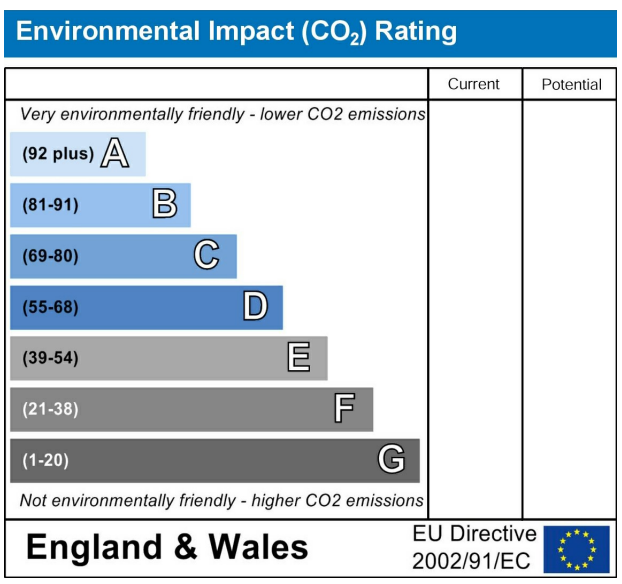


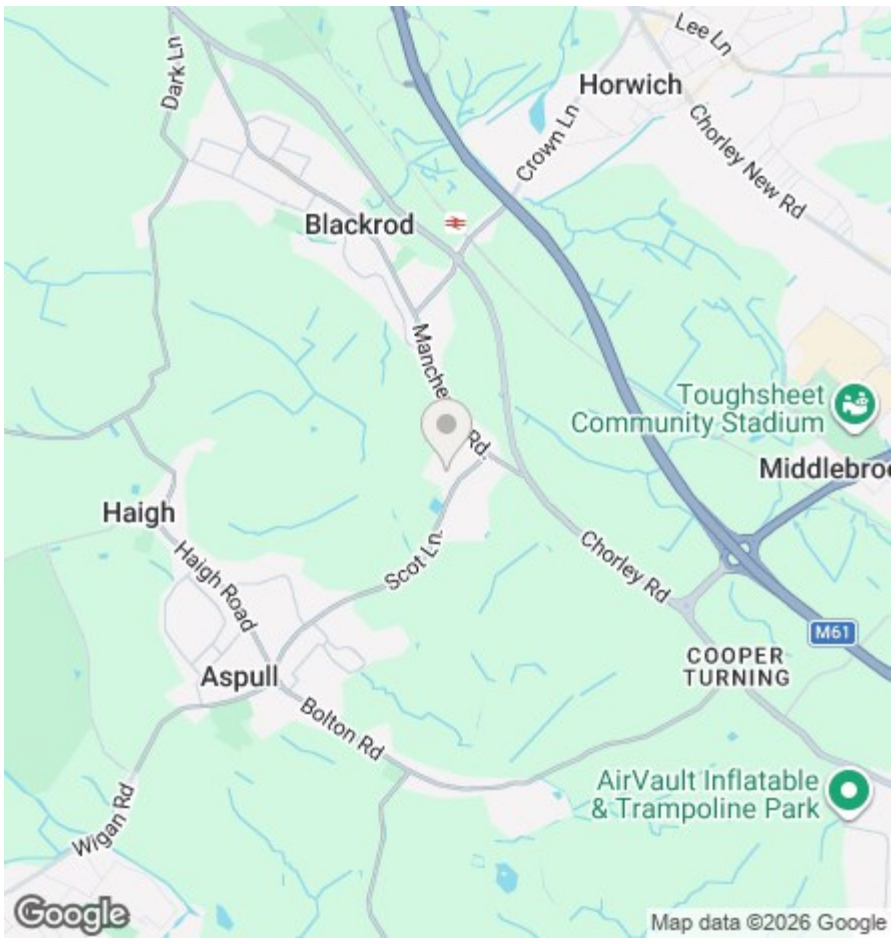
TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.

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.
Made with Metropix ©2026

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.







T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW