

**BLACKHORSE AVENUE, BLACKROD, BL6 5HE**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



- Semi detached home
- Two double bedrooms
- Low maintenance gardens
- Lounge and dining with exposed
- Kitchen and bathroom
- Driveway parking
- Freehold
- Close to local countryside

GROUND FLOOR



1ST FLOOR



**Offers in the Region Of £220,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

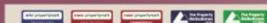
**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Superb FREEHOLD semi detached home located within a quiet cul-de-sac, just off Church Street, in the desirable village of Blackrod. This beautiful home is located close to many local amenities, Blackrod train station being a short drive away along with the M61 motorway network, which takes you towards either Manchester or Preston. For those that love the great outdoors the stunning Rivington countryside with the Japanese Gardens and The Pike that are just on the doorstep and popular for walkers and cyclists alike. Internally the property is well presented and has an entrance hallway, kitchen, lounge which opens into the dining room and a conservatory to the ground floor with two double bedrooms and a bathroom to the first floor. Externally there is a flagged driveway with a low maintenance gravelled garden at the front with gated access leading to the back garden. The rear garden is also low maintenance with a good sized flagged patio area, part gravelled and part artificial lawn with flower beds surrounding. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Spotlights, radiator, tiled flooring, stairs to the first floor, understairs storage.

**Lounge:** 13' 6" x 12' 4" (4.12m x 3.75m) Ceiling light point, radiator, wooden flooring, living flame gas fire and surround, open into the dining room.

**Dining Room:** 10' 11" x 9' 4" (3.33m x 2.84m) Wooden flooring, radiator, ceiling light point, French doors leading into the conservatory.

**Conservatory:** 9' 8" x 9' 5" (2.95m x 2.86m) Double glazed windows, double glazed door leading to the flagged patio area, laminate effect flooring.

**Kitchen:** 10' 10" x 8' 5" (3.31m x 2.56m) Downlights, double glazed window to the rear, door to the rear, wall mounted boiler, range of fitted wall and base units with extractor fan, space for a multi fuel range oven, washing machine, dryer, fridge/freezer, sink with mixer tap and drainer, tiled flooring with splashback to the walls.

**Landing:** Ceiling light point, loft access, double glazed window to the side.

**Bedroom 1:** 15' 6" x 9' 3" (4.72m x 2.81m) Radiator, double glazed window to the front, ceiling light point.

**Bedroom 2:** 10' 8" x 8' 3" (3.26m x 2.51m) Ceiling light point, radiator, double glazed window to the rear, radiator.

**Bathroom:** 7' 6" x 5' 5" (2.28m x 1.66m) Double glazed window to the rear, three piece suite incorporating a wc, vanity unit with inset wash hand basin, panelled bath with electric shower, extractor fan, ceiling light point, tiled splashback to the walls.

**Externally:** To the front of the property there is a flagged driveway with a low maintenance gravelled garden with gated access leading to the back garden. The rear garden is also low maintenance with a good sized flagged patio area with part gravelled part artificial lawn and flower beds surrounding.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Cardwells estate agents Bolton research shows the property is band B annual charges of £1,763

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Thinking of selling or letting:** 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

