



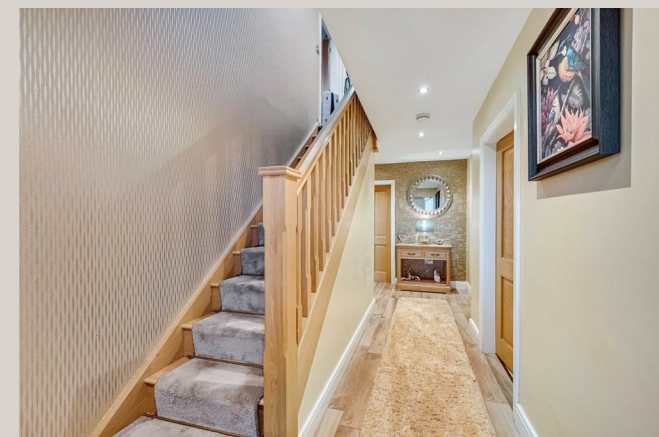
3 Whitehill Meadow, Blackrod, Bolton, BL6 5WF

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**3 Whitehill Meadow
Blackrod
Bolton
BL6 5WF**

Superb stone built detached property set in a gated development on the edge of Rivington. The property is one of three luxury detached properties offering spacious family accommodation along with a detached one bedroom annexe ideal for multi generational living. Featuring ample parking facilities, south facing rear gardens and excellent access to transport links make this a highly desirable property not to be missed.

The property comprises - Hallway, office, cloaks wc, spacious lounge, fitted dining kitchen with separate utility and a snug overlooking the rear gardens. To the first floor there are 4 generous bedrooms the master having both built in wardrobes and large ensuite with 4 piece suite and family bathroom. The Annexe offers further accommodation ideal for an older family member or indeed a teenager. with spacious open plan living kitchen diner large double bedroom and ensuite shower room. Outside to the front and side there is a large gravel driveway offering parking four 4-6 cars, to the rear is a generous rear garden with extensive patio area leading to a large grassed open space ideal for a child's play area and large summerhouse / storage shed which could be used as a gym or workshop. Viewing is essential to appreciate all that is on offer.





Kitchen/Dining Room

10'11" x 25'7" (3.33m x 7.80m)

Fitted with a matching range of grey base and eye level units with underlighting, drawers, cornice trims and contrasting worktops, 1+1/2 bowl stainless steel sink with swan neck mixer tap and tiled splashbacks, integrated larder fridge, freezer and dishwasher, built-in twin eye level electric fan assisted ovens, one with integrated microwave, five ring gas hob with extractor hood over built in wine fridge, uPVC double glazed window to rear, ceramic tiled flooring, under floor heating, bi-fold door, double door, door to:

Snug

10'11" x 10'0" (3.33m x 3.05m)

Ceramic tiled flooring, under floor heating, bi-fold door, door to:

Utility

6'0" x 5'4" (1.83m x 1.63m)

Fitted with a matching range of grey base and eye level units with contrasting quarry worktops, composite sink unit with mixer tap and tiled splashbacks, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to side, ceramic tiled flooring, under floor heating, uPVC double glazed side door, door to:

First Floor

Landing

Double glazed velux skylight to front, door to:

Ground Floor

Entrance Hall

Two uPVC double glazed windows to front, built-in storage cupboard, built-in under-stairs storage cupboard, ceramic tiled flooring, under floor heating, stairs, double glazed composite entrance door, door to:

Study

11'10" x 10'6" (3.61m x 3.20m)

UPVC double glazed window to front, under floor heating, two wall lights.

WC

UPVC frosted double glazed window to side, fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, ceramic tiled flooring, under floor heating.

Lounge

13'7" x 17'8" (4.14m x 5.38m)

UPVC double glazed window to front.



Master Bedroom

16'10" x 17'8" (5.12m x 5.38m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising 6 built-in double wardrobes with hanging rails and shelving, radiator, door to:

En-suite

Fitted with four piece modern white suite with comprising, freestanding standing bath with mixer tap, wall mounted wash hand basin with mixer tap, tiled double shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring.

Bedroom 2

13'11" x 15'7" (4.24m x 4.75m)

UPVC double glazed window to front, built-in storage cupboard, radiator, ceramic tiled flooring, door to:

Bedroom 3

12'5" x 12'0" (3.78m x 3.66m)

UPVC double glazed window to rear with views of open countryside, radiator.

Bedroom 4

12'5" x 13'0" (3.78m x 3.96m)

UPVC double glazed window to rear with views of open countryside, radiator.

Bathroom

Fitted with three piece modern white suite with comprising, deep panelled bath with shower over, mixer tap and glass screen, wall mounted wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC double glazed window to side.

Annexe

Living/Kitchen/Diner

16'1" x 17'8" (4.90m x 5.39m)

Fitted with a matching range of pale grey base and eye level units with underlighting, drawers, cornice trims and contrasting worktops, glazed display units, 1+1/2 bowl sink unit with single drainer and mixer tap with tiled splashbacks, slimline dishwasher, plumbing for washing machine, built-in electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed window to side, two double radiators, two uPVC double glazed french doors to garden, double glazed entrance door, door to:

Bedroom

13'3" x 12'10" (4.05m x 3.91m)

UPVC double glazed window to front, two built-in double wardrobes with hanging rails, shelving, overhead storage and drawers, double radiator, door to:

En-suite

Fitted with three piece modern white suite with comprising, wall mounted vanity wash hand basin with drawers and mixer tap, tiled shower area with glass screen and low-level WC, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

Outside

Extensive gravel driveway offering off road parking for 4-6 cars is accessed via shared remote controlled gates, lawned area and pathway leading to front entrance door.

To the rear is a south-facing garden enclosed by timber fencing, providing a fantastic outdoor space ideal for children and pets. A paved patio extends from the dining and lounge areas, offering ample space for summer barbecues and entertaining, a charming summer house/garden room offers further space for home gym / workshop etc.





Surrounding Area

The property is ideally located for access to a range of local amenities. The M61 / A6 provides easy access to Chorley, Preston,, along with Manchester City Centre, the Trafford Centre and Manchester Airport are within easy reach to the south. Blackrod and Adlington train stations are less than a five-minute drive away, with Horwich Parkway also nearby. These stations offer excellent links to Preston, Bolton, Manchester, and beyond. The property is also well placed for access to highly regarded local primary schools, including Adlington

and Blackrod County, along with Rivington and Blackrod High School, serve the area. Additionally, the independent Cleveland's Preparatory School and the prestigious Bolton School are within close proximity. Local restaurants and pubs offer quality dining and Rivington countryside walking and outdoor pursuits being in the door step.

Energy Performance Certificate

More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

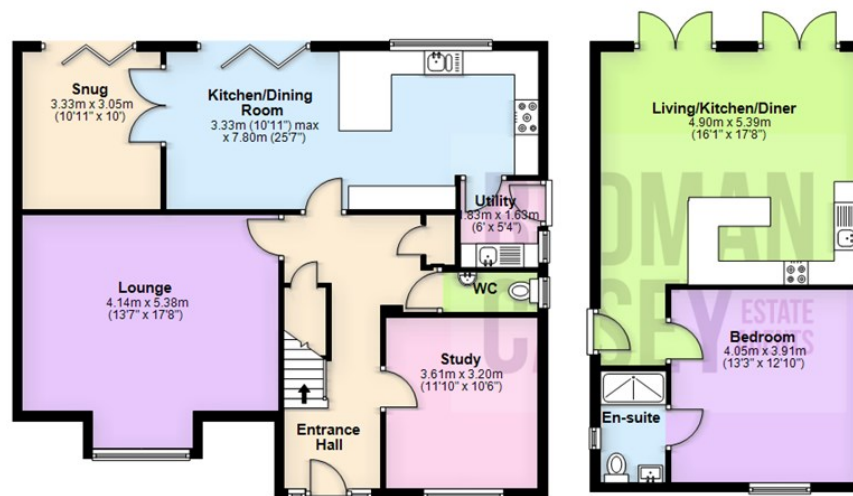
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	86		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



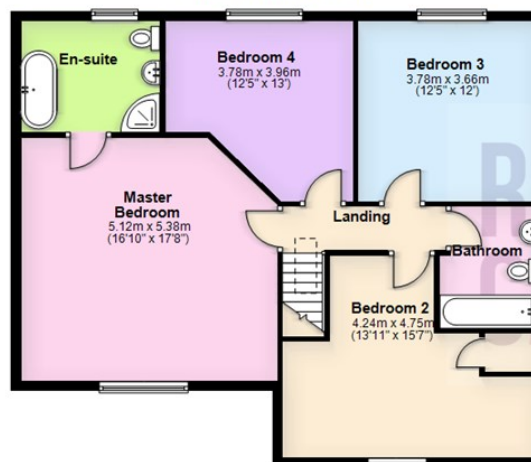
Ground Floor

Approx. 143.0 sq. metres (1539.6 sq. feet)



First Floor

Approx. 91.1 sq. metres (980.5 sq. feet)



Total area: approx. 234.1 sq. metres (2520.1 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

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