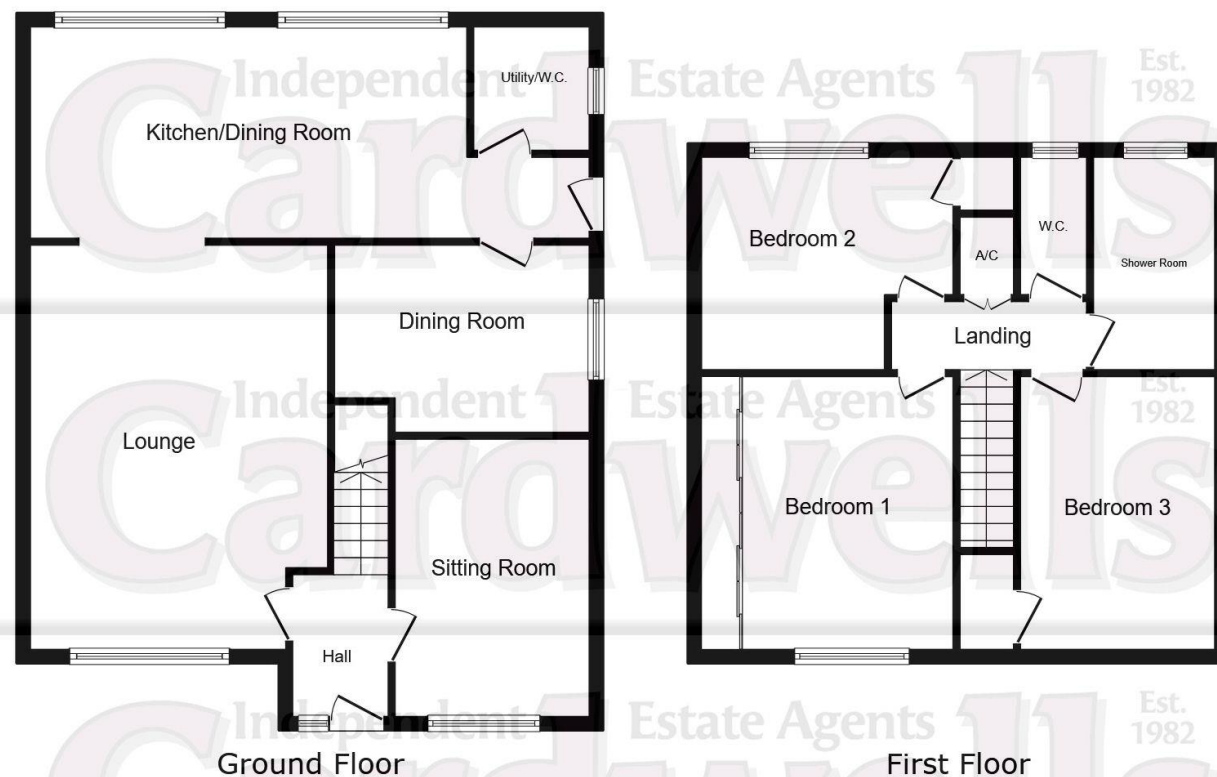




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WHITEHALL LANE, BLACKROD, BL6 5DJ



- Extended semi detached
- No upward chain involved
- Updating required
- Spacious accommodation
- Mature gardens
- 3 bedrooms, 3 reception rooms
- Offers great potential
- Ideal family home Close to amenities



Auction Guide Price £185,000

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For sale with 'no upward chain' involved, by auction with BTG Eddisons, this extended, spacious family home, situated in the heart of Blackrod. The property would ideally need updating, offering great potential to improve. The area is well served with local shops, schools and easy access to transport links and beautiful countryside. There are three generous sized bedrooms, three reception rooms, a kitchen breakfast room and a utility room/WC. There are generous sized gardens to the front and rear. There is a block paved driveway which provides off street parking for several vehicles. A gate gives access along the side elevation. The side garden is mostly paved with plant borders and a wooden shed. A door gives access to a useful integral storage room. There is a delightful mature rear garden which is mostly laid to lawn, with trees plants and floral displays and a paved patio. Viewing is highly recommended to fully appreciate this family home, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door with a matching window aside, the entrance hall has a radiator, staircase to the landing, doors lead to:

Sitting Room: 9' 0" x 12' 2" (2.74m x 3.71m) UPVC double glazed window to the front aspect, radiator.

Lounge: 22' 8" x 12' 1" (6.90m x 3.68m) UPVC double glazed window to the front aspect, wall mounted gas fire/central heating boiler, two radiators, archway.

Open plan kitchen dining room: 10' 2" x 24' 8" (3.10m x 7.51m) 2 UPVC double glazed windows to the rear garden aspect, wooden fronted fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven and grill, gas burner hob, concealed extractor hood above, space for a dishwasher, tiled floor, radiator, inset spotlights to the ceiling. From the kitchen there is a rear porchway with a UPVC double glazed door to the side aspect.

Dining Room: 9' 0" x 12' 2" (2.74m x 3.71m) UPVC double glazed window to the side aspect, radiator, built in under stairs storage cupboard.

Utility/Wc Room: 6' 7" x 5' 7" (2.01m x 1.70m) UPVC frosted double glazed window to the side aspect, close coupled WC, stainless steel sink unit, inset to a cupboard, tiled floor.

Landing: Built in airing cupboard, access to the loft, doors lead to:

Bedroom One: 13' 5" x 12' 0" (4.09m x 3.65m) UPVC double glazed window to the front aspect, radiator below, fitted wardrobes.

Bedroom Two: 12' 0" x 9' 0" (3.65m x 2.74m) UPVC double glazed window to the front aspect, radiator below, built in wardrobe.

Bedroom Three: 13' 4" x 8' 10" (4.06m x 2.69m) UPVC double glazed window to the rear aspect, radiator, built in wardrobe.

Shower Room: 9' 1" x 5' 10" (2.77m x 1.78m) UPVC frosted double glazed window to the rear aspect, shower cubicle, wash hand basin with mixer tap inset to a vanity unit, part tiling to the walls, radiator, inset spotlights to the ceiling.

Separate wc room: UPVC frosted double glazed window to the rear aspect, wc.

Outside: There are generous sized gardens to the front and rear. There is a block paved driveway which provides off street parking for several vehicles. A gate gives access along the side elevation. The side garden is mostly paved with plant borders and a wooden shed. A door gives access to a useful integral storage room. There is a delightful mature rear garden which is mostly laid to lawn, with trees plants and floral displays and a paved patio.

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

Tenure: Cardwells Estate Agents Bolton research shows the property is in the process of being registered with the Land Register.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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 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 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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