



Glamis Court, Blackrod, Bolton

Offers Over £334,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, occupying a desirable end plot position within a quiet residential setting in the ever-popular village of Blackrod. Offered to the market with NO CHAIN, this attractive home enjoys lovely open views and provides generous accommodation perfectly suited to growing families seeking a peaceful yet well-connected location. Blackrod offers an excellent balance of village charm and everyday convenience, with a range of local shops, supermarkets, cafés and well-regarded schools all within easy reach. For commuters, Blackrod Railway Station provides direct links to Manchester, Bolton and beyond, whilst nearby bus routes and convenient access to the M61 motorway make travelling throughout the North West straightforward. The neighbouring towns of Horwich and Bolton offer an even wider selection of leisure facilities, restaurants and retail outlets, while the nearby West Pennine Moors and Rivington provide fantastic opportunities for walking and outdoor pursuits.

Stepping through the front door, you are welcomed into a spacious reception hall where the staircase rises to the first floor, creating an inviting introduction to the home. Positioned to the front is the generously proportioned lounge, offering a comfortable space for relaxing with the family or entertaining guests. Continuing through the hallway, you will find a convenient ground floor WC before reaching the heart of the home - the impressive open plan kitchen/diner located at the rear. The modern kitchen is fitted with a range of integrated appliances and features a practical breakfast bar, ideal for busy family mornings or informal dining. There is ample room for a substantial family dining table, creating a sociable environment perfect for everyday living and hosting alike. French doors provide direct access to the rear garden, allowing natural light to flood the space and effortlessly connecting indoor and outdoor living.

To the first floor, the property continues to impress with three generously sized bedrooms, each offering flexibility for family life, guest accommodation or those working from home. The principal bedroom benefits from its own contemporary en-suite shower room, providing a private retreat for homeowners. Completing the accommodation is the modern three-piece family bathroom, fitted with an over-the-bath shower and designed to cater to the needs of the whole household.

Externally, the property enjoys the advantages of its end plot position and attractive surroundings. To the front, a grass banking bordered by mature hedging creates an appealing approach, while the substantial driveway provides off-road parking for up to three vehicles and leads to the detached single garage, offering additional storage or secure parking. The rear garden is a wonderful size for families, being predominantly laid to lawn and providing plenty of space for children to play, outdoor entertaining or future landscaping opportunities. Combining a quiet location, lovely views, excellent commuter links and spacious family accommodation, this fantastic detached home presents an exceptional opportunity for buyers looking to settle in one of Blackrod's most sought-after settings.









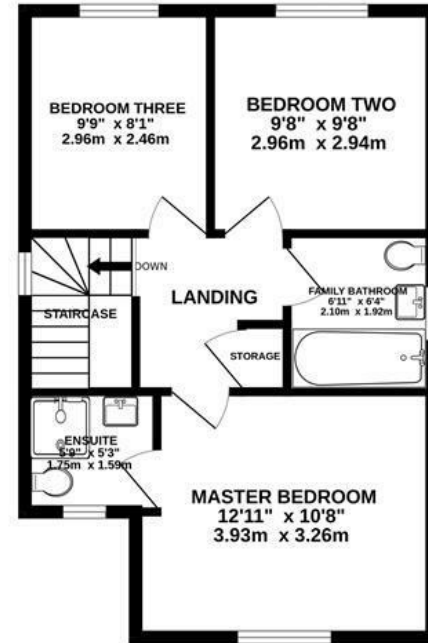
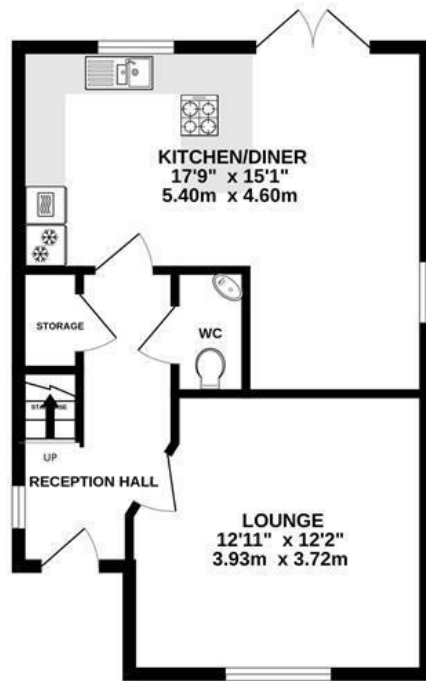




BEN ROSE

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.

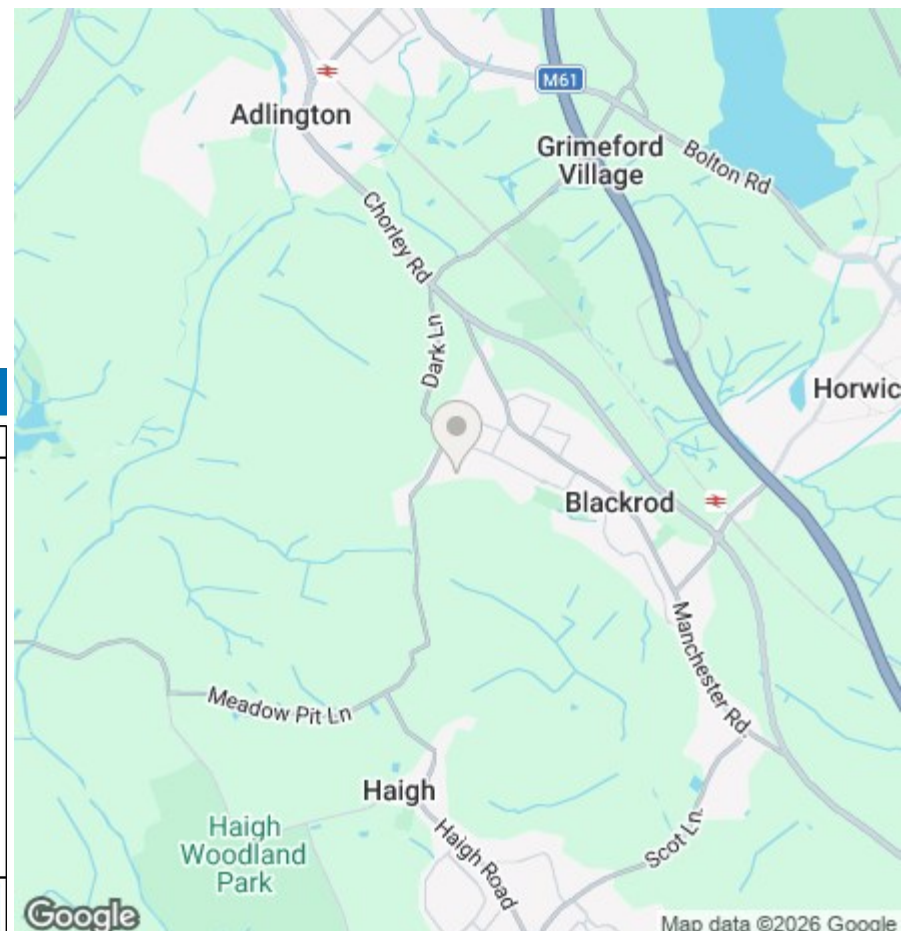


TOTAL FLOOR AREA: 1104 sq.ft. (102.6 sq.m.) approx.

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		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	