



## Church Street, Blackrod, Bolton

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom semi-detached home, ideally located in the heart of Blackrod village. The property is offered with no onward chain and has been meticulously maintained and extensively renovated by the current owner, creating a completely move-in-ready home.

Situated in a prime position, the home benefits from excellent travel links, including Blackrod train station just a short distance away, providing direct connections to Manchester and Preston. The M61 motorway is also within easy reach, making it perfect for commuters. Blackrod itself boasts a strong community feel and offers access to highly regarded schools, local shops, and picturesque countryside walks close by.

Stepping into the property, you will find yourself in the welcoming entrance hallway, which gives access to the staircase and the main ground floor living area. To the right, you enter the spacious open-plan lounge/diner. Formed by opening up two original reception rooms, this generous space offers high ceilings, plenty of natural light, feature French doors leading to the rear garden, and a large under-stairs storage cupboard.

From here, you enter the modern kitchen, which has been fully refurbished and offers a contemporary range of wall and base units, ample worktop space, and an integrated oven, hob, fridge, and freezer. A single door provides direct access to the rear garden.

Moving upstairs, you will find two large double bedrooms and a newly installed family bathroom fitted with a WC, wash basin, and a bath with shower over. The attic has been newly insulated and boarded, making it a practical storage space with potential for further use. It is well lit and accessed via pull-down steps leading from the spacious landing.

Externally, the property is set back from the road with a walled frontage. Plenty of on-street parking is available nearby, including the inlet by Playdays Nursery or the car park next to the health centre. At the rear, the home enjoys a sunny, south-facing garden featuring a small lawn, raised patio, and a private outlook, with gated side access.

Significant work has been carried out to the exterior of the property, including a complete re-roof, re-bricking of the gable end and rear elevation, full window replacement, new flagging to the front, side, and rear, repointing of the front elevation, replacement of the original front garden wall with matching brickwork, newly installed gutters and downpipes, and freshly painted fencing.

This property blends original charm with contemporary finishes, creating a stylish and comfortable living space that is ready to move straight into. Early viewing is highly recommended to avoid disappointment.





















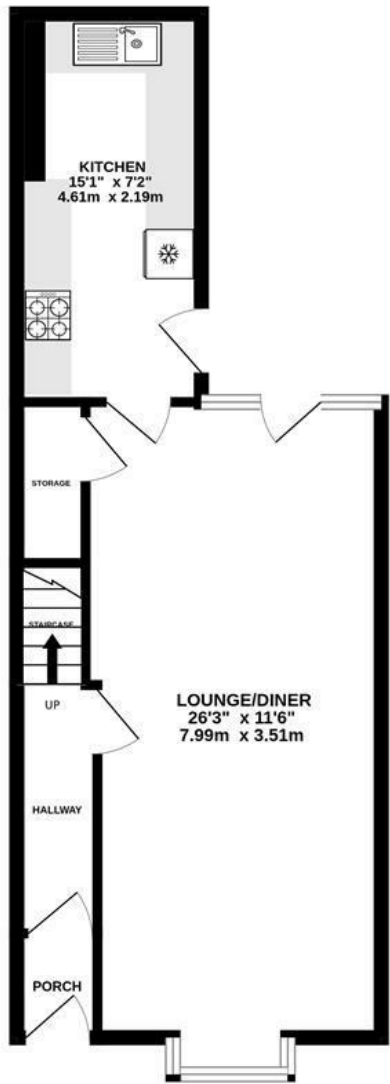




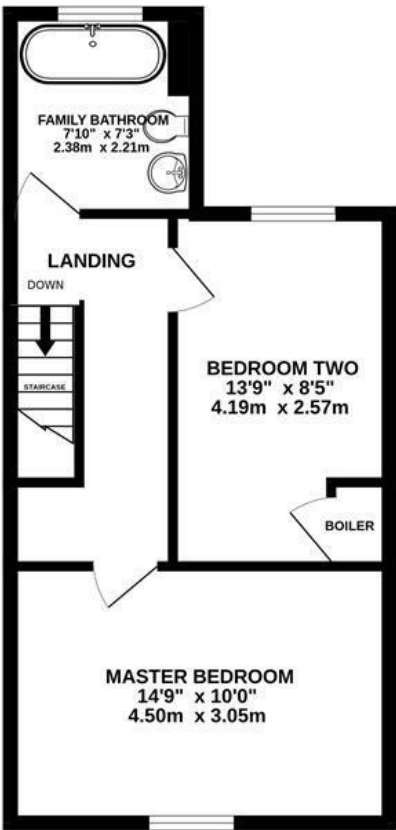


# BEN ROSE

GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

