



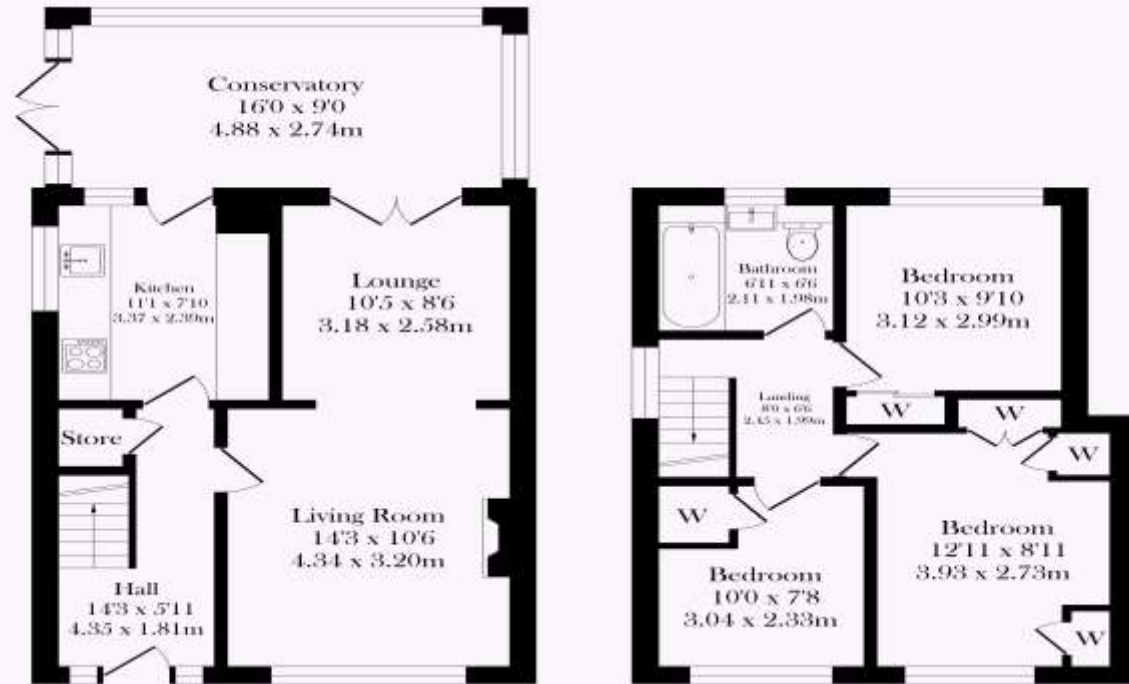
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 54.6 Sq.M (588 Sq.Ft.)

First Floor
Approx. Floor Area 37.6 Sq.M (405 Sq.Ft.)

Total Approx. Floor Area 92.2 Sq.M. (993 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price £265,000

The Cheethams, Blackrod BL6 5RR



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Situated within a consistently popular development in the thriving village of Blackrod, this three-bedroom semi-detached home offers approximately 993 sq. ft. of thoughtfully arranged living space. The area is highly sought-after, known for its beautiful surrounding countryside, excellent schools, and superb transport links, including easy access to the M61 motorway. Ideal for a young family looking to move up the property ladder or a first-time buyer, the home boasts a range of appealing features. Highlights include a generous, sunny rear garden with a pleasant outlook, a fantastic open-plan lounge and dining area, a spacious garden room filled with natural light, and a large driveway providing ample parking.

The property is accessed via a part-glazed entrance door leading into a welcoming hallway, with stairs to the first floor. The ground floor features a super-sized lounge centred around a feature fireplace, flowing seamlessly into the dining area and further into the large light-filled garden room overlooking the rear garden. The modern kitchen is fitted with a stylish range of wall and base units with contrasting work surfaces.

Upstairs, there are three well-proportioned bedrooms, including the front bedroom with built-in storage, alongside a family bathroom fitted with a contemporary three-piece suite comprising WC, vanity wash hand basin, and panelled bath with overhead shower, complemented by neutral tiling.

Externally, the home benefits from a large block-paved driveway providing ample off-road parking, a front garden centred around an ornamental island, and gated access to the side of the property. The rear garden features a mix of patio and seating areas, as well as a low-maintenance artificial lawn, offering a safe and private space ideal for children or pets. Located on a quiet cul-de-sac, this beautifully maintained home is offered with no onward chain and vacant possession.

Viewings are highly recommended to fully appreciate everything this property has to offer.





