



INDEPENDENT ESTATE AGENTS

7 Vauze Avenue, Blackrod, Bolton, BL6 5TS

£270,000

FOR SALE

A lovely true bungalow backing onto open fields and located at the top of a low density cul de sac. Very well cared for and benefiting from well-tended gardens, a long driveway and an eighteen foot long garage.



- NO CHAIN
- LONG DRIVEWAY PLUS EIGHTEEN FOOT GARAGE
- MASTER BEDROOM INCLUDES FITTED FURNITURE
- WELL ORIENTATED REAR GARDEN
- EXTREMELY POPULAR LOCATION

- PRIME HEAD OF CUL-DE-SAC LOCATION WITH OPEN FIELDS TO THE REAR
- NEW BOILER FITTED DECEMBER 2025 WITH TEN YEAR WARRANTY
- MODERN WET ROOM
- POTENTIAL TO EXTEND AND RECONFIGURE IF DESIRED
- VILLAGE INCLUDES GP SURGERY, LIBRARY AND A HANDFUL OF SHOPS AND SERVICES 01204 697919

Lancasters Independent Estate Agents

104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ

hello@lancasters.property

7 VAUZE AVENUE, BLACKROD, BOLTON, BL6 5TS

A very well cared for two-bedroom true bungalow located in the prime head of a cul-de-sac plot opening onto fields at the rear.

Some features particularly worthy of note include the modern boiler, which was replaced during December 2025 and benefits from a ten year warranty, the long driveway leading to an eighteen foot garage and flexible accommodation which could also be reconfigured should this be desired.

As it stands, the layout is largely original other than a conservatory extension which opens immediately from bedroom 2. The conservatory functions as a lovely garden room enhanced by the excellent privacy.

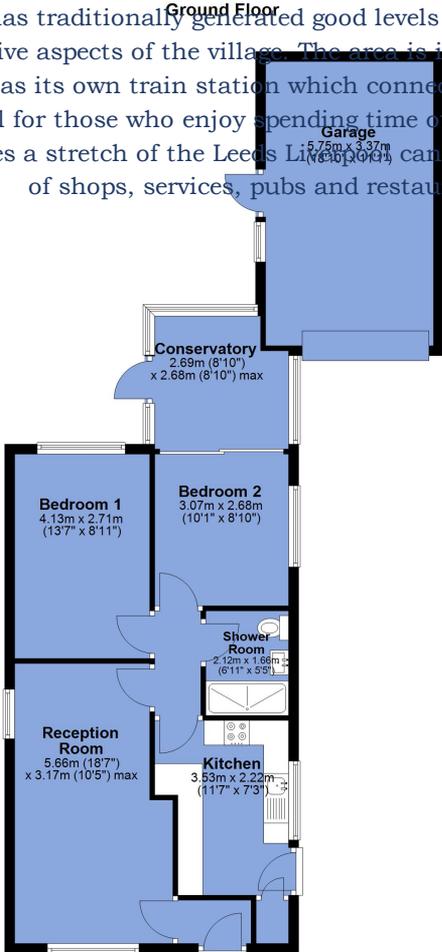
Quality true bungalows in such locations are becoming rather scarce, and an early viewing should be considered essential.

The sellers inform us that the property is Freehold.

Council Tax Band C - £2,163.10

THE AREA

Vauze Avenue is located just off Greenbarn Way which is a modern estate including a good variety of house types. The cul-de-sac of Vauze Avenue has traditionally generated good levels of interest and many people are attracted to the area due to the many positive aspects of the village. The area is ideally located for commuting via the train and motorway links (Blackrod has its own train station which connects to Manchester) and there is excellent surrounding countryside, ideal for those who enjoy spending time outdoors. Adlington is a village between Blackrod and Chorley and includes a stretch of the Leeds Liverpool canal and the village itself includes a number of shops, services, pubs and restaurants.



Total area: approx. 80.9 sq. metres (870.5 sq. feet)

ROOM DESCRIPTIONS

Bungalow

Hallway

4' 9" x 3' 4" (1.45m x 1.02m) UPVC front door plus side screen. Individual space with access to Reception Room 1.

Reception room 1

18' 8" x 10' 5" narrowing to 8' 11" (5.69m x 3.17m) Double aspect with windows looking towards the front garden and into the head of the cul de sac plus gable window. Modern fireplace.

Kitchen

8' 7" x 11' 6" (2.62m x 3.51m) Parallel with the reception room. Gable window and side door. Tiled floor. Units to either side. 2'9 x 2'1 fitted services cupboard with boiler (10 year warranty and fitted 24/12/25).

Inner hall

2' 10" x 7' 0" (0.86m x 2.13m)

Wet room

5' 5" x 6' 11" (1.65m x 2.11m) Gable window, WC, raised hand unit with vanity unit, shower enclosure area.

Bedroom 1

13' 6" x 8' 11" (4.11m x 2.72m) Fitted robes. Rear window to garden.

Bedroom 2

8' 9" x 10' 6" (2.67m x 3.20m) Gable window to drive. Timber double glazed triple folding door.

Conservatory

8' 1" x 7' 9" (2.46m x 2.36m) Tiled floor, plumbed into the central heating, opens onto garden. Power, light.

Exterior

Large driveway, garage and front plus rear gardens. Garden backs onto open fields.

Garage

10' 11" x 18' 6" (3.33m x 5.64m) Up and over door. Good size.



