



INDEPENDENT ESTATE AGENTS

376 Manchester Road, Blackrod, Bolton, Lancashire, BL6 5BQ
£200,000
FOR SALE

A large end of terraced within just a block of three homes. Two substantial reception rooms, two double bedrooms and extended dining kitchen plus sizable rear garden. Great access to Blackrod Train Station.



- TRAIN STATION APPROX 0.5 MILES
- TWO LARGE RECEPTION ROOMS
- SIZABLE REAR GARDEN
- POPULAR VILLAGE LOCATION
- MANCHESTER COMMUTER BELT

- MODERN BATHROOM
- EXTENDED DINING KITCHEN
- MOTORWAY LINK APPROX 2 MILES AWAY
- GREAT ACCESS TO SURROUNDING COUNTRYSIDE
- IDEAL FIRST TIME PURCHASE / BUY-TO-LET INVESTMENT

376 MANCHESTER ROAD, BLACKROD, BOLTON, LANCASHIRE, BL6 5BQ

A fantastic opportunity to purchase this two bedroom, two reception room terraced home. Presented in a modern and neutral style the property is certain to appeal to both first time buyers and investors alike.

The flexible accommodation includes two well proportioned reception rooms plus a dining kitchen which is located to the rear. To the first floor there are two double bedrooms and the main bathroom.

The rear garden is particularly well proportioned and well orientated in terms of afternoon sun. Homes offering such spacious accommodation often generate good levels of interest and an early viewing is advised.

We have been advised by our vendor that the property is Freehold

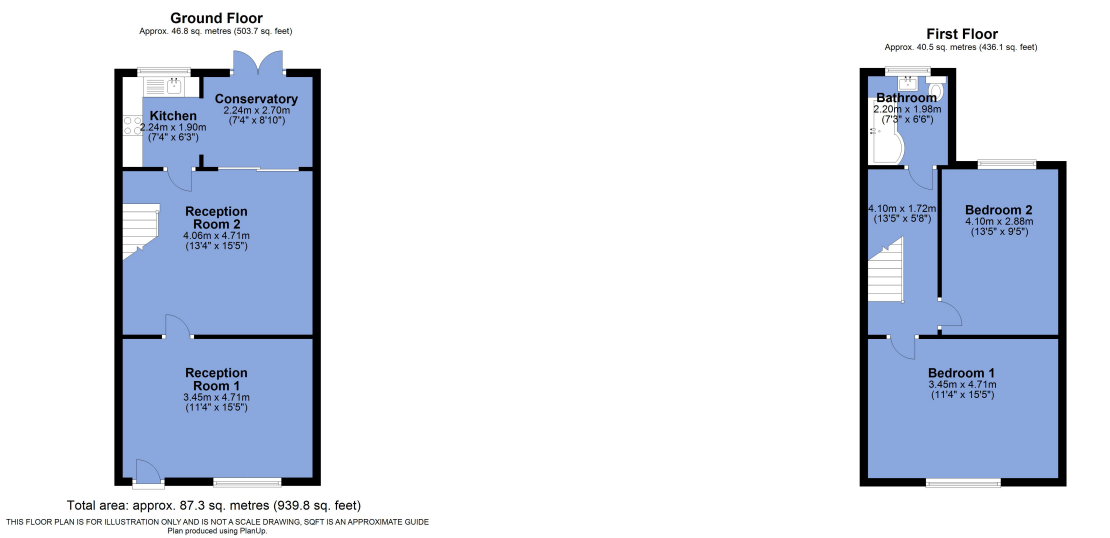
Council Tax Band is B - £1,696.13

THE AREA

Blackrod is a popular village within the BL6 postcode area and therefore benefits from brilliant access to key transport links such as Blackrod train station which is just over 0.5 miles away and Horwich Parkway which is just over 2 miles away. Junction 6 of the M61 is around 2 miles away. As a result, many locals consider Manchester and the Trafford Centre as an appropriate distance to work, shop and socialise. The Ofsted rated 'Outstanding' Blackrod Country Primary School is just a stone's throw away. We find that in addition to the transport links, a strong factor attracting people to the general area is the access to this excellent countryside. The neighbouring area of Horwich has great access to a stretch of the West Pennine Moors and Winter Hill, together with large areas owned by the Woodland Trust, whilst the village itself includes access towards Haigh and the neighbouring village of Adlington which includes a stretch of the Leeds-Liverpool canal.

In terms of commercial facilities, the village includes a handful of shops and services, together with doctors and a library, with further opportunities available within Adlington, Chorley and Horwich town centres working 'hand-in-hand' with the out of town retail development, close to the football stadium which is a distance of around 2.5

m



ROOM DESCRIPTIONS

Ground Floor

Reception room 1

11' 4" x 15' 5" (3.45m x 4.70m) Located to the front. Window to the front and access to reception room 2

Reception room 2

13' 4" x 15' 5" (4.06m x 4.70m) To the rear and with stairs to the first floor, beamed finish to the ceiling, feature fireplace and exposed stone to one wall.

Dining area

7' 4" x 9' 10" (2.24m x 3.00m) Opens immediately from the kitchen, tiled floor and access to the rear garden.

Kitchen

7' 4" x 6' 3" (2.24m x 1.91m) Overlooking the rear garden and open access into a dining area. Cupboard concealed the GCH boiler.

First floor

Landing

13' 5" x 5' 8" (4.09m x 1.73m) A well proportioned landing with access to all first floor rooms.

Bedroom 1

11' 4" x 15' 5" (3.45m x 4.70m) A large front double.

Bedroom 2

13' 5" x 9' 5" (4.09m x 2.87m) Rear double.

Bathroom

7' 3" x 6' 6" (2.21m x 1.98m) A modern bathroom with, w/c, bath and hand basin. Attractive tiling a and rear window to the garden.

Garden

A well proportioned rear garden with path to the side.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 