



INDEPENDENT ESTATE AGENTS

154 Greenbarn Way, Blackrod, Bolton, Lancashire, BL6 5TF
£260,000
FOR SALE

An excellent versatile layout, double driveway and nicely proportioned rear garden are the key features for this lovely home. The link semi-detached includes three ground floor living rooms, one or both of which could be as bedrooms. Kitchen with walk in pantry unit fitted November 2022.



- 2/3 BEDROOMS DEPENDING ON USE OF GROUND FLOOR ROOMS
- WALK IN PANTRY UNIT TO KITCHEN
- DOUBLE DRIVEWAY
- MOTORWAY UNDER 3 MILES
- FIRST FLOOR WINDOWS REPLACED 2025

- KITCHEN FITTED NOVEMBER 2022
- GENEROUS REAR GARDEN
- THREE VERSATILE GROUND FLOOR ROOMS
- TRAIN STATION 1 MILE
- IDEAL FROM MATURE FAMILIES AND THOSE WORKING FROM HOME

154 GREENBARN WAY, BLACKROD, BOLTON, LANCASHIRE, BL6

5TF

Located in a popular estate and offering particularly versatile accommodation is this 2/3-bedroom link semi-detached finished in a modern style. To the ground floor there are three large reception rooms and so one or indeed both of these could be used as a ground floor bedroom if desired.

To the first floor, there are two double bedrooms and the three-piece bathroom. It is worthy of note that Kitchen with walk in pantry unit was fitted during November 2022 and the first-floor windows were replaced during 2025.

Externally there is a double driveway to the front and a generous rear garden. Properties offering such flexibility often generate good rates of interest.

The sellers inform us that the property is Freehold

Council Tax Band B - £1,892.76

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

Evidence of title

Standard searches (regulated local authority, water and drainage and environmental)

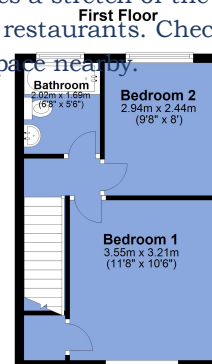
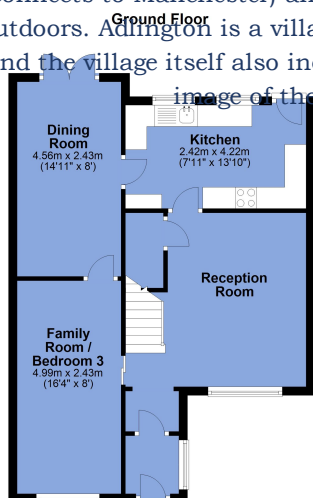
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc. VAT upon completion

THE AREA

Greenbarn Way is a modern estate which includes a good variety of house types, traditionally generating 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 also includes a number of shops, services, pubs and restaurants. Check out a satellite image of the area which displays the mass of open green space nearby.



Total area: approx. 83.2 sq. metres (895.1 sq. feet)

ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

4' 3" x 4' 10" (1.30m x 1.47m)

Reception Room

13' 10" (max over stairs) x 13' 4" (4.22m x 4.06m)

Window to the front. Stairs to first floor. Understairs storage.

Kitchen

13' 10" x 7' 11" (4.22m x 2.41m) Fitted in November 2022. Wall and base units in a matt light grey. Rear window. Rear door. Integral oven, hob and extractor. Large corner walk in pantry unit.

Family Room/Bedroom 3

8' 0" x 16' 4" (2.44m x 4.98m) Window to the front.

Access to this room is either from the entrance hallway or the dining room.

Dining Room

8' 0" x 14' 11" (2.44m x 4.55m) French doors to the rear garden

First Floor

Landing

Bedroom 1

10' 6" x 11' 8" (3.20m x 3.56m) Front double. Fitted over stairs store measuring 3' 1" x 5' 5" (0.94m x 1.65m)

Bedroom 2

8' 0" x 9' 8" (2.44m x 2.95m) Looking to the rear garden

Bathroom

5' 6" x 6' 8" (1.68m x 2.03m) To the rear. Rear window. Fully tiled to the walls and floor. Towel heater radiator. Bath with shower over, hand basin, WC. Bathroom panelling to ceiling.

Exterior

Front Drive

Rear Garden

A good size with two patio areas and lawns.



