



INDEPENDENT ESTATE AGENTS



## 1 Silvester Street, Blackrod, Bolton, BL6 5AN

Tucked away just off new street in Blackrod and requiring comprehensive modernisation. Two double bedrooms and bathroom to 1st floor and to the ground floor lounge plus kitchen. Manchester commuter belt. Ideal long-term buy to let investment

- NO CHAIN
- CASH BUYERS PREFERABLE
- 2.2 MILES TO MOTORWAY
- 0.8 MILES TO TRAIN LINK
- EXCELLENT ACCESS TO SURROUNDING COUNTRYSIDE
- REQUIRING COMPREHENSIVE MODERNISATION
- PARTICULARLY WELL PROPORTIONED TO 1ST FLOOR BUYER
- WELL SUITED TO INVESTMENT BUYER
- VILLAGE INCLUDES A NUMBER OF SHOPS AND SERVICES
- POPULAR LOCAL SCHOOLS



£95,000

# 1 SILVESTER STREET, BLACKROD, BOLTON, BL6 5AN

## The Home:

Occupying a 'tucked away' position just off new street, within the heart of Blackrod Village this house itself has laterally been rented and would represent an ideal opportunity for a select investor to add to their portfolio.

The accommodation should allow the homes to stand out from the crowd by way of it's generous first floor layout which is currently configured with two double bedrooms and bathroom, but may also allow for reconfiguration to introduce an additional bedroom. The ground floor includes the lounge with stairs immediately to the first floor and a dining kitchen to the rear.

Please observe the layout plan to understand the configuration and also please note the property does require comprehensive modernisation, hence the price. Our clients are experienced in the property sector and wish to facilitate a speedy transaction

The sellers inform us that the property is Leasehold for a term of 999 years from 1st January 1951 subject to the payment of a yearly Ground Rent of £0.50.

Council Tax Band A - £1,453.79

## THE AREA

### 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 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. We find that in addition to the transport links a strong factor attracting people to the area is the access to this excellent countryside. The property itself has easy access to bus routes and there is good access to local shops. The neighbouring area of Horwich has great access to a stretch of the West Pennine Moors and towards Haigh and the neighbouring village of Adlington which includes a stretch of the Leeds-Liverpool canal.

In terms of commercial facilities, the village hosts a handful of shops and services, together with doctors and a library, with further opportunities available within Adlington, Chorley and Horwich town centres. Winter Hill, together with large areas owned by the Woodland Trust is easily accessible, We have sold many homes in the village over the years and many residents remind us that there is a great sense of community in the village.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Reception Room 1

9' 7" x 9' 5" (2.92m x 2.87m) Window positioned to the front. Stairs leading to first floor.

#### Kitchen

11' 0" x 9' 10" (3.35m x 3.00m) Window to the rear. Door to the rear yard.

### First Floor

#### Bedroom 1

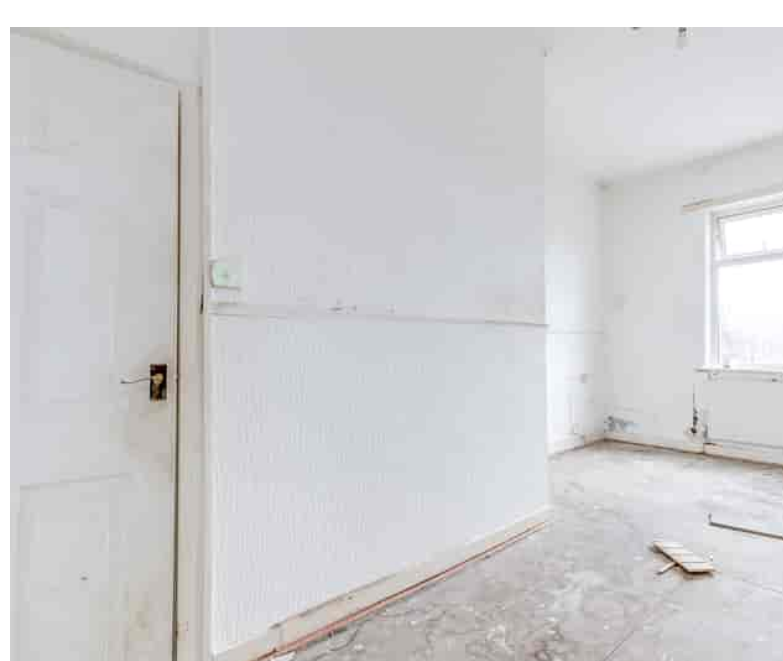
10' 5" (max) x 17' 7" (3.17m x 5.36m) Positioned to the front. Small overstairs cupboard.

#### Bathroom

5' 10" x 6' 3" (1.78m x 1.91m) WC. Hand basin. Bath.

#### Bedroom 2

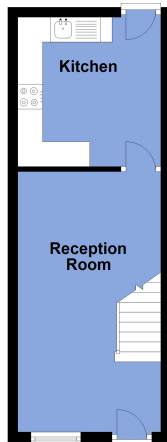
10' 7" x 8' 10" (3.23m x 2.69m) Positioned to the rear.



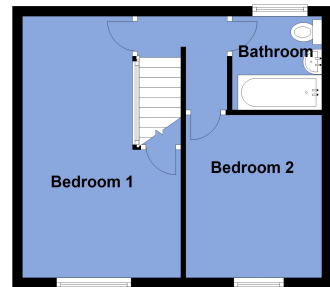




**Ground Floor**



**First Floor**



Total area: approx. 55.4 sq. metres (596.1 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	79
		58	

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