



INDEPENDENT ESTATE AGENTS

540 Manchester Road, Blackrod, Bolton, Lancashire, BL6 5SW

£200,000

FOR SALE

Enjoying superb views over open fields and towards the hills at the front and benefiting from a private driveway plus rear garden. Two reception rooms, two double bedrooms and excellent modern presentations throughout.



- OFF-ROAD PARKING
- REAR GARDEN
- TWO RECEPTION ROOMS PLUS DINING KITCHEN
- NOT OVERLOOKED FROM THE REAR
- INDIVIDUAL HALLWAY

- BLOCK OF JUST THREE HOMES
- TWO DOUBLE BEDROOMS
- FAR REACHING VIEWS TO THE FRONT
- EXCELLENT PRESENTATION THROUGHOUT
- TRAIN LINK AROUND HALF A MILE

540 MANCHESTER ROAD, BLACKROD, BOLTON, LANCASHIRE, BL6 5SW

This charming home is just one of three within the terraced row and includes the very important characteristic of off-road parking.

The location allows for open views to fields at the front and to the hills beyond. It is also worth noting that the home is not overlooked from the rear. The layout includes 2 double bedrooms to the first floor served by the main bathroom and to the ground floor there is an individual hallway, two reception rooms and a dining kitchen to the rear.

We often find that the fresh and neutral décor, as is the case, with this home allows for broad appeal and the well-tended south facing garden includes an enclosed area with brick walls to either side and further nature garden to the rear.

The seller informs us that the property is Freehold.

Council Tax Band A - £1,453.79

THE AREA

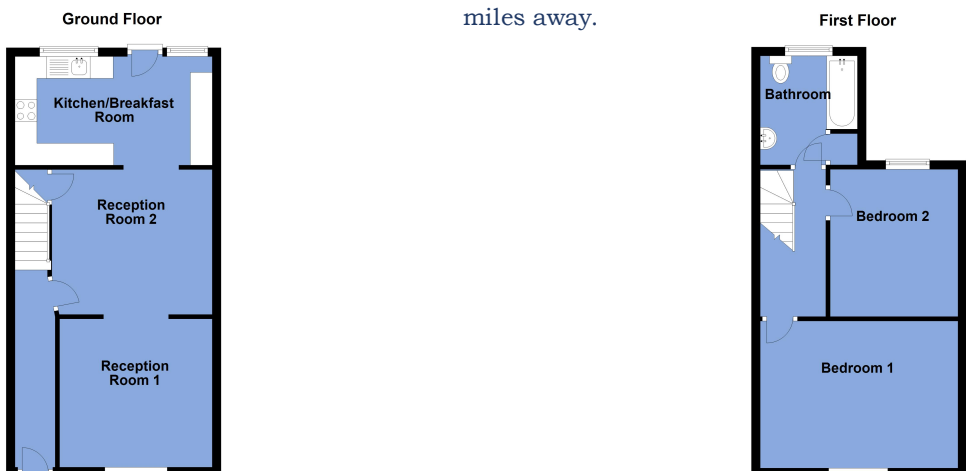
The Area:

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 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 'up the road' and it is worth viewing a satellite image of the property to appreciate the abundance of open space immediately to the front.

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 miles away.



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

ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

14' 6" (from stairs to front door) x 2' 10" (4.42m x 0.86m) Electric meter and consumer unit within fitted cupboard. Stairs to the first floor.

Reception Room 1

11' 5" (max to the alcove) x 10' 10" (3.48m x 3.30m) Window to the front over looking the driveway and the open fields. Excellent views towards the fields, the Pike and the mast at Winter Hill. Gas meter fitted into one alcove.

Reception Room 2

11' 9" x 11' 11" (3.58m x 3.63m) Feature fireplace. Understairs storage. Access into a dining area.

Dining Area

8' 2" x 6' 2" (2.49m x 1.88m) Opening into the kitchen

Kitchen

8' 4" (max) x 8' 0" (max) (2.54m x 2.44m) Wall and base units. Integral gas hob plus oven and extractor. Space and plumbing for washing machine. Fridge and freezer within fitted units.

First Floor

Landing

10' 9" x 5' 0" (3.28m x 1.52m) With loft access.

Bedroom 1

11' 0" x 14' 10" (max to the alcove) (3.35m x 4.52m) Excellent views towards the fields, the Pike and the mast at Winter Hill

Bedroom 2

10' 11" x 9' 6" (3.33m x 2.90m) Rear double with window to rear garden.

Bathroom

8' 1" x 7' 2" (2.46m x 2.18m) Window to the rear. Fully tiled to the walls. WC. Hand basin. Bath with shower from mains. Cupboard conceals the boiler.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	