



374 Manchester Road
Blackrod, Bolton, BL6 5BQ

Offers In Excess Of
£160,000

Property Features

- Two Bedroom Mid Property For Sale
 - Kitchen/Diner
 - Beautiful Living Room
 - Utility Room
 - Recently landscaped rear garden
 - Off road parking for one vehicle
 - Close to Transport Links and Countryside Walks
 - FREEHOLD PROPERTY
 - Beautiful exposed brick feature walls throughout
 - Two Double Bedrooms
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STEP INSIDE 374 MANCHESTER ROAD

On entering the lounge the first feature to really stand out is the beautiful exposed stone wall. The current owners have decorated the room in keeping with current trends. Further benefits include, fitted grey carpet, power points, aerial point, feature fireplace with flicker effect electric fire with ornate surround, radiator, large double glazed window and door leading through into the kitchen diner.

Access from the lounge to the kitchen/diner, offering a range of cream high gloss wall and base units with contrasting work surfaces. Further benefits include, power points, wall mounted radiator, inset single and quarter drainer sink with mixer tap, integrated oven and grill with four hob gas burner and stainless steel splash back with overhead extractor. The stone flagged floor is a real feature within this room in keeping with the age of the property. There is also a double glazed window to the rear aspect, access to utility, stairs rise to the first floor, storage cupboard and ample space for dining and entertaining friends.

The convenient utility is located to the rear of the property, featuring, base units with inset sink, plumbing for washing facilities, wall mounted gas fired central heating boiler, double glazed window and access leading into the rear garden.

Bedroom one is positioned to the front of the property, this good sized double bedroom consists of; a double glazed window, power points, radiator, built in wardrobes and the beautiful exposed stone wall.



Accessed from first floor landing bedroom two is located to the rear of the property, benefiting from, a double glazed window, feature exposed stone wall, power points, space for wardrobes, radiator and loft access with a pull down ladder, fully boarded and electrics.

The family bathroom suite consists of; a P shaped bath with overhead shower and glass screen, wash basin with vanity unit, low level W.C, wall mounted radiator, tiled floor and partial tiled walls.

To the front of the property, you will find a stone flagged path with adjacent gravel, ideal for off road parking for a small car.

The current owners have recently landscaped the rear garden, featuring two patio areas, artificial grass and raised beds with sleepers and slate chippings.

LOCATION

Blackrod is a popular village within the BL6 postcode area and benefits from fantastic access to key transport links such as Blackrod train station and Horwich Parkway. Junction 6 of the M61 is around 2 miles away. The access to the local countryside is excellent too. The neighbouring area of Horwich has great access to 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. 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. Blackrod Primary School is within walking distance and has an Excellent Ofsted rating. The nearby Cherry Tree, Blackrod is an excellent rustic cottage restaurant with an outdoor terrace, ideal for high quality lunch or evening meals and fantastic cocktails!





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements