

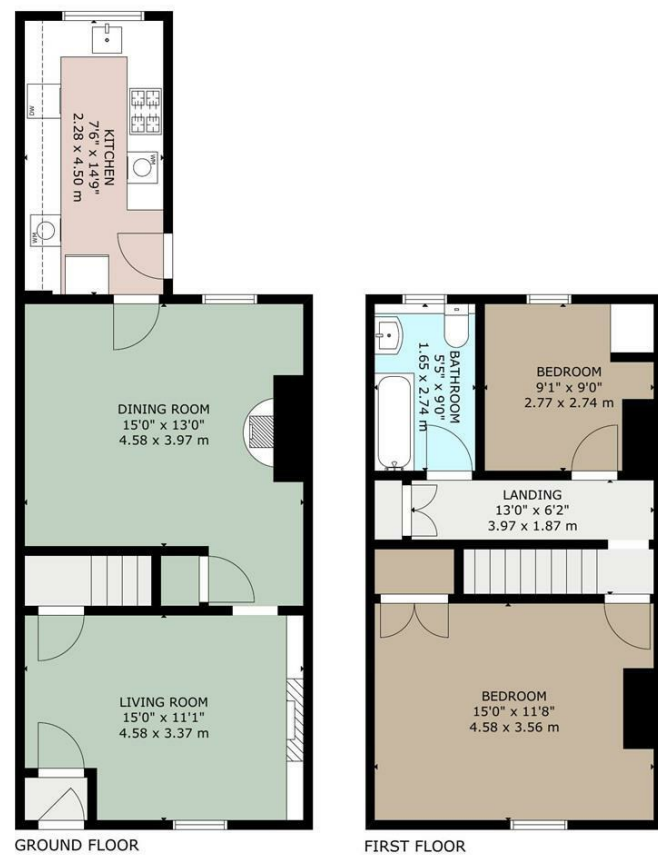


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

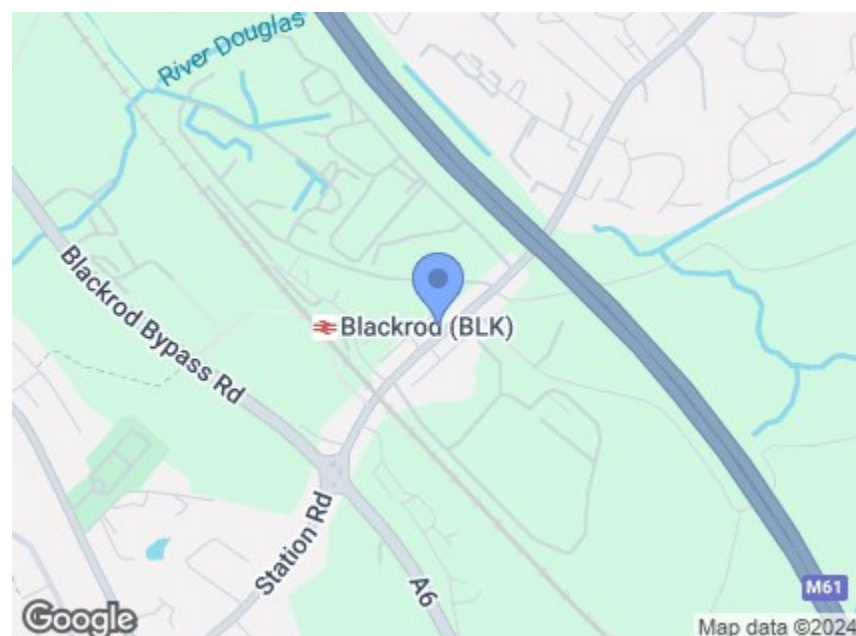
CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 88 m²/948 sq.ft
GROUND FLOOR: 49 m²/531 sq.ft, FIRST FLOOR: 39 m²/417 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

At Simister Island, take the exit onto the M60 slip road to Ring Road(West)/Preston/M61/Bolton/. Take the slip road to M60 and keep right to stay on M60. At junction 15, exit towards M61/M6 North/Preston/Wigan/Bolton, continue onto A666(M)/M61. Keep left to continue on M61, follow signs for Preston. At junction 6, take the A6027 exit to Chorley. Slight left to merge onto De Havilland Way/A6027, at the roundabout, take the 2nd exit onto Chorley Rd/A6 Continue to follow A6. Turn right onto Station Rd/B5238.

211 Station Road
Blackrod, Bolton, BL6 5JE

Price guide £120,000



- Well presented two-bedroom mid terraced property
- Includes a well-proportioned living room, dining room, and kitchen area.
- Gardens to front and Rear
- Versatile property offering great potential as a cozy home or rental investment.
- Sold with no chain
- Close to reputable schools and local parks, perfect for families or professionals.
- Conveniently situated near to train station, motorway links, local amenities & cafes
- A Must See!!!! To appreciate size, location and potential of property

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****SOLD WITH NO CHAIN**TWO BEDROOM MID TERRACED PROPERTY**LOCATED IN A WELL SOUGHT AFTER AREA**Charles Louis Homes are pleased to bring to the market this charming two-bedroom property, sold with no chain and is located in a well sought after location. Inside, the home features a well-proportioned living room, a dining room, and a kitchen area, offering comfortable living spaces. The layout is ideal for those seeking a cosy home or a rental property with strong tenant appeal.**

The property is situated in a highly desirable location, close to Horwich town centre. Local amenities include a variety of shops, cafes, and restaurants, as well as reputable schools and parks, making it a great choice for families or professionals.

For those needing to commute, Horwich Parkway train station is just a short distance away, providing convenient access to Bolton, Manchester, and surrounding areas. The nearby M61 motorway further enhances connectivity, making travel quick and efficient.

With its versatile appeal, convenient location, and attractive features, Station Road is a must-see. Whether you're looking for your first home or a sound investment opportunity, this property offers great potential.

Entrance

Living Room

15 x 11'1 (4.57m x 3.38m)

Front elevated double glazed window, with carpet floors, feature electric fire, gas central heating radiator, TV point, telephone point, and power points



Dining Room

15 x 13 (4.57m x 3.96m)

Rear elevated double glazed window, with carpet floors, feature electric fire with stone surround, gas central heating radiator and power points.



Kitchen

7'6 x 14'9 (2.29m x 4.50m)

Rear elevated double glazed window with laminated flooring. Fitted with a range of wall and base units with contrasting surfaces, inset sink and drainer unit, four ring gas hob with space for oven, fridge, and plumbing for washing machine and dryer.



First Floor Landing

13 x 6'2 (3.96m x 1.88m)

Access to 2 bedrooms and bathroom with loft access

Bedroom One

15 x 11'8 (4.57m x 3.56m)

Front elevated double glazed window, gas central heating radiator, and centre ceiling light.



Bedroom Two

9'1 x 9 (2.77m x 2.74m)

Rear elevated double glazed window, gas central heating radiator and centre ceiling lighting



Bathroom

5'5 x 9 (1.65m x 2.74m)

Partly tiled bathroom with vinyl flooring, rear elevated double glazed frosted window, gas central heating radiator, and three piece bathroom suit comprising: panel enclosed bath with thermostatic shower, low flush WC, hand wash basin with pedestal



Rear Garden

Private rear garden with artificial grass and gated access to the rear.



Tenure - Freehold

Council Tax - Bolton band A