



NATIONWIDE
ESTATE AGENTS

Newlands Drive, Blackrod

Chain Free

Offers Over £260,000 Freehold

Description

This well-proportioned three-bedroom bungalow is offered for sale in the popular village of Blackrod and provides spacious, flexible accommodation throughout. The front door opens into a welcoming entrance vestibule, which in turn leads into a central hallway giving access to the majority of the main living areas.

The lounge is positioned to the front of the property and is a generous space, featuring a bay window and a fireplace, creating a bright yet cosy living area.

The kitchen is fitted with a range of wall and base units and benefits from integrated appliances including a double electric oven, electric hob and built-in fridge freezer. There is also provision for a washing machine and additional freestanding appliances. The kitchen is finished with vinyl flooring and enjoys both an archway through to the dining room and an internal window overlooking it.

The dining room is carpeted and offers a pleasant outlook to the rear, with both a window and a door providing direct access to the garden.

From the kitchen, a further door leads into a versatile snug, currently used as an additional reception space but equally suitable as bedroom three. This room is a good-sized double, benefits from a rear-facing window and includes a large built-in storage cupboard.



The master bedroom is a spacious double room, carpeted and enjoying a window to the rear. Bedroom two is also a double room, carpeted, with a window to the front. In total, the property offers three double bedrooms, including the room currently used as a snug.

The shower room comprises a WC, wash hand basin and walk-in shower, and is finished with tiled walls and flooring, along with a heated towel rail.

Externally, the property benefits from an integrated garage with an up-and-over door and an additional side access door. To the front, there is a driveway providing parking for multiple vehicles, alongside a low-maintenance front garden with established borders and stone chippings.

The enclosed rear garden is a good size and features a combination of patio areas, lawn and stone sections, along with a charming feature well, offering an attractive and private outdoor space.

Council Tax Band: C (Bolton Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Rear Garden

Tenure

Freehold



Total area: approx. 101.4 sq. metres (1091.6 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		

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