

288a Manchester Road, Blackrod, Bolton, Greater Manchester, BL6 5BB



£695 PCM

Located in the heart of Blackrod this converted apartment has been renovated to a high standard and offers excellent accommodation comprising:- Hallway with stairs to first floor, Lounge, hallway, two generous double bedrooms and kitchen fitted with a range of modern base and wall units with built in appliances, bathroom with modern three piece suite. Viewing is essential to appreciate all on offer. EPC Rating C. Council Tax Band A.

- 2 Double Bedrooms
- EPC Rating C
- Generous Accommodation
- UPVC Double Glazing
- Council Tax Band A
- Available Beginning February



Hall

Rear garden, enclosed by timber fencing to rear and sides, gated access, paved patio, stairs.

Lounge 12'10" x 15'1" (3.91 x 4.6)

UPVC double glazed window to front, built-in over-stairs storage cupboard, double radiator, door to:

Landing

Door to:

Bedroom 2 8'6" x 12'2" (2.59 x 3.71)

UPVC double glazed window to side, radiator.

Hallway

Door to:

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to two walls, extractor fan, uPVC double glazed window to side, radiator, tiled flooring.

Kitchen 8'6" x 5'11" (2.59 x 1.8)

Fitted with a matching range of modern base and eye level units with complementary worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC frosted double glazed window to side, radiator, tiled flooring.

Bedroom 1 12'2" x 9'0" (3.7 x 2.75)

UPVC double glazed window to rear, double radiator.

Outside

Communal rear courtyard enclosed by fencing with bin storage area





