



Tenure: Leasehold 990 years from 22/09/1932

Ground Rent: £6.50 p/a

Council Tax Band: C

EPC Rating: D

## HILLSIDE AVENUE, BLACKROD

- Two Bedroom Semi-Detached Dormer Bungalow
- Fabulous Corner Plot with Well Sized Gardens
- Open Views to Lake at Rear and Towards Rivington
- Converted with Regs to Dormer Bungalow with En-Suite Master Bedroom

# £235,000



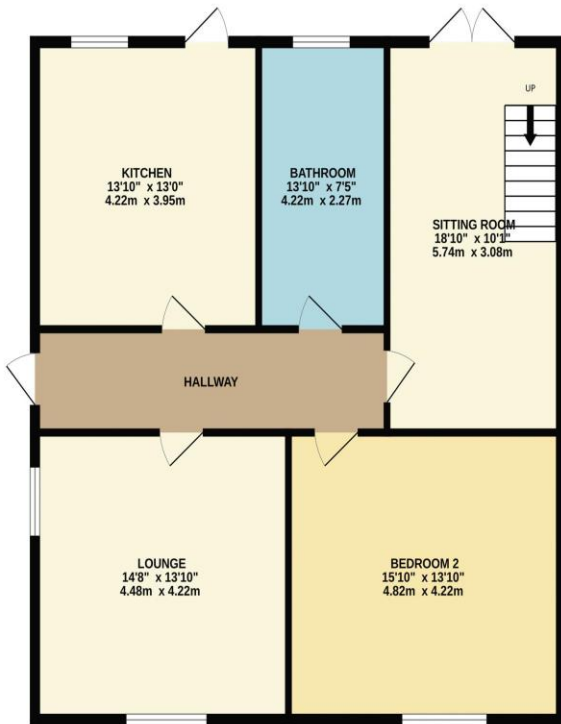
# Regency



**\*\*SPACIOUS DORMER BUNGALOW SAT ON LARGE PLOT WITH FABULOUS VIEWS\*\*** Two Bedroom - Two Reception Rooms - South West Facing Garden - Open Views to Rear - No Chain & Vacant Possession  
A unique opportunity to purchase this deceptively spacious two bedroom semi-detached dormer bungalow on the popular Hillside Avenue, Blackrod. The home has been well looked after with regular updating and has been reconfigured to create the extra bedroom upstairs. Perfect for anyone looking to downsize to flat level living but retain an extra bedroom and bathroom for guests. It is unrivalled for its plot size and views and is ready to move straight in and just put your own stamp on it! The property is ideally situated a short drive to Blackrod and Horwich centre which boasts a range of shops and cafes. It is within walking distance of Blackrod Train Station for access into Manchester and 5 minutes to M61, Middlebrook Retail Park and Rivington Countryside. Less than 5 minutes to the well renowned Blackrod Primary School (Ofsted rated Outstanding), The Owls Nursery and popular Secondary schools it really is the best of both worlds! The home comprises; entrance hallway with access to the lounge at the front with marble feature fire, to the rear is a spacious kitchen with wall and base units, space for a table and door to the garden. There is a double bedroom to the front and a three piece bathroom to the rear. The original 2nd bedroom is now another reception room which has been reconfigured to fit stairs to the first floor. There is also sliding patio doors to the garden. Upstairs there is built in storage area on the landing and access to the double bedroom with views and eaves storage and complimented by a three piece bathroom. Externally there is ample driveway parking to the side for multiple cars and access to the brick detached garage/storage. To the rear a really well sized south west facing garden with patio area and lawn receiving sun all day making it ideal for entertaining. The garden overlooks a look and views towards Rivington making it very picturesque. Bungalows offering this internal space and gardens do not come on the market very often. Offered with NO CHAIN it will not be around for long. Please call the office to arrange a viewing.



GROUND FLOOR  
996 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq.ft. (145.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND:  
C**

**TENURE:  
LEASEHOLD**

OFFICE  
29 Lee Lane  
Horwich  
Bolton  
Lancashire  
BL6 7AY

T: 01204 695919  
E: [sales@regencystates.co.uk](mailto:sales@regencystates.co.uk)  
W: [www.regencystates.co.uk](http://www.regencystates.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements