



Tenure: Leasehold 998 years from 01/05/1768

Ground Rent: £1 P/A

Council Tax Band: B

EPC Rating: D

NEW STREET, BLACKROD

O/O £150,000

- Two Bedroom Period Cottage Dating Back 1800's
- Fabulous Character & Original Features
- Sought After Panoramic Rivington Views
- Deceptively Spacious Rear Garden



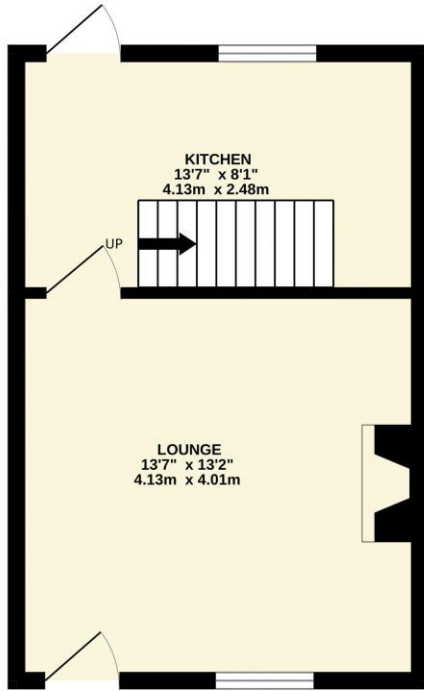
Regency



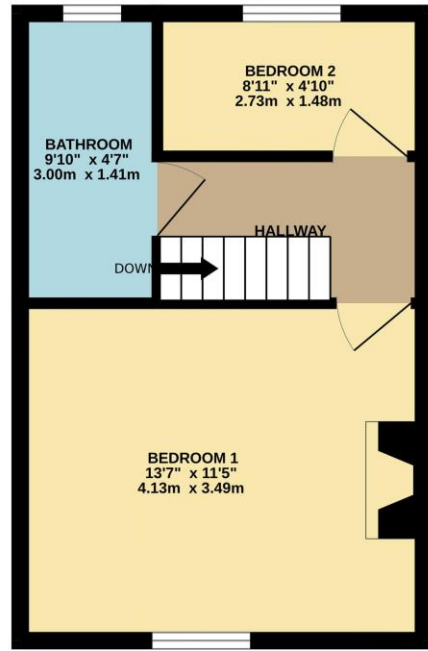
****TWO BED COTTAGE IN CENTRE OF BLACKROD WITH STUNNING VIEWS!!**** Original Features & Character Home - Sought After Blackrod Location - Spacious Lawn Garden - Ideal for FTB or BTL Investors - No Chain & Vacant Possession A unique opportunity to purchase this two bedroom former weavers cottage set on the popular New Street, Blackrod. Dating back to the 1800's the home boasts many original features, a spacious garden and fabulous Rivington views! The home would ideally suit first time buyers looking to move to the area or any BTL landlords looking for a new project and could achieve up to £650PCM with minor works. It is ideally located within the catchment area of popular local Primary Schools and Owls Nursery and only a short drive to the M61, Middlebrook Retail Park, train links and the Rivington Countryside. It really is the best of both worlds! Upon entering the home there is a front reception room with feature fire place and to the rear the kitchen/diner with range of wall and base units and access to the garden. Upstairs, the home offers a large double bedroom to the front with original floorboards and fireplace, there is well sized second with floorboards and views. They are complimented by a modern three piece tiled bathroom suite. Externally there is parking on Manchester Road after 6pm, whilst also offering ample parking slightly higher up. There is a garden to the front and to the rear a spacious enclosed low maintenance garden ideal for entertaining and views up to Rivington. Homes in this area of Blackrod with gardens and views do not come on the market and will not be around for long. Please call the office to arrange a viewing.



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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