



STREET ELEVATION



£97,000

Land adjacent to 596 Manchester Road, Blackrod, Bolton, BL6 5RX

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Located on Manchester Road in the charming area of Blackrod, Bolton, this delightful plot boasts full planning permission for a three-bedroom detached dwelling, presenting an exciting opportunity for those looking to expand or invest in their future. The residential plot spans an impressive 3773 square feet, allowing for creative possibilities to design a home that suits your lifestyle.

Situated in close proximity to Blackrod Village, residents will enjoy easy access to local amenities, including shops, schools, and parks, making it a convenient choice for everyday living. Additionally, the property benefits from excellent transport links, ensuring that commuting to nearby towns and cities is both straightforward and efficient.

This plot offers great potential for growth and development, making it a fantastic opportunity for buyers looking to make their mark in a desirable location. Whether you are seeking a charming home or an investment project, this property on Manchester Road is certainly worth considering.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower running costs
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC