



**380 Manchester Road, Blackrod
Bolton BL6 5BQ**

£895 PCM

Hyde Estates present this deceptively spacious three bedroom terraced home to let. Features off street parking to the front and a rear garden. Redecorated in June 2025 the property offers spacious living accommodation and a modern kitchen. Offered unfurnished and available now.



Accommodation

Comprising; vestibule entrance hall, large through room with feature fire surround and storage cupboard. A separate dining room allows garden access via French doors. Fitted with a modern, gloss fronted range of wall and base units the kitchen has contrasting work surfaces and tiled splashbacks. Integral gas hob/oven/extraction with space for a fridge freezer and plumbing washing machine. To the first floor is a double bedroom with fitted wardrobes together with two single bedrooms. The three piece bathroom suite benefits an over bath electric shower and glass shower screen, WC, washbasin and further storage cupboard.

Room Measurements

- Living room - 27'8" x 15'4"
- Kitchen - 10'10" x 7'11"
- Dining room - 11'2" x 5'11"
- Bedroom 1 - 15'5" x 12'
- Bedroom 2 - 9'6" x 7'5"
- Bedroom 3 - 8'5" x 7'5"
- Bathroom - 10'11" x 8'

Garden

Paved rear garden with fenced borders.

Parking

Paved off street parking to the front of the property for at least one car.

Additional Information

The property benefits gas central heating, uPVC double glazed windows with blinds and was fully redecorated in June 2025.

Council Tax

Bolton Council, Band B.

Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(1-38) G			(1-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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