



16 Dark Lane Bolton

£215,000
Leasehold

VACANT
NO CHAIN
SEMI RURAL

Mistoria Bolton is delighted to offer to the market this stunning mid terraced cottage located within a semi-rural area in Blackrod. Internally the property has been beautifully modernised and comprises lounge, open plan kitchen and dining area with French doors leading to the three-tiered garden. The kitchen is fitted with a good quality modern kitchen and makes a perfect family area. To the first floor there are two good sized double bedrooms and a family bathroom. There is an attic room which is ideal as an office/craft room, and has previously been used as a bedroom by the current owners.

To the rear there is off-road parking for one car and a three-tiered landscaped garden. Internal inspection is strongly recommended to appreciate the accommodation on offer.



- Mid terraced cottage • Two double bedrooms and attic room • Landscaped garden to the rear • Off road parking to the rear

Lounge

Attractive room with feature fireplace.

Kitchen/Diner

Open plan Kitchen/Dining Room. Spacious seating area and fully fitted wall and base units with fitted oven and grill. (Washing machine included on a non repair basis)

First Floor

With staircase leading to second floor.

Bedroom 1

Double Bedroom to front elevation

Bedroom 2

Double bedroom to rear elevation

Bathroom

3 piece Bathroom suite in White comprising bath with over bath shower, pedestal unit and W.C

Second floor

Occasional Room

Suitable for use as an office or games room .

Exterior

Small walled garden to the front. Tiered patio to the rear with parking space if required.

Beautiful views front and rear.

Full Description

A stunning cottage in the semi rural location of Blackrod.

The property which is part of a small row is bordered by fields and beautiful views to the front and the rear and offers a rare opportunity to live in a highly sought after location.

Comprising Lounge with feature fireplace and open plan Dining/Kitchen to the ground floor.

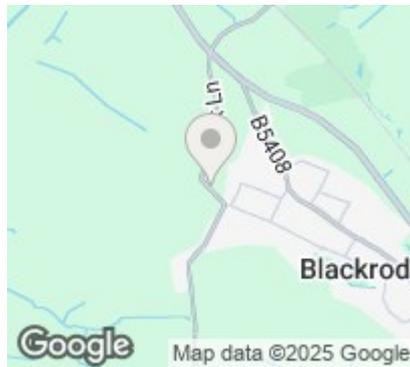
There are 2 double Bedrooms and a family Bathroom to the first floor and the accommodation is completed by an Occasional room to the second floor.

Externally the property has a small walled garden to the front and an enclosed tiered garden area to the rear.



- Views to the Pike and Rivington to the rear • Dining room open to extended modern kitchen





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	80

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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