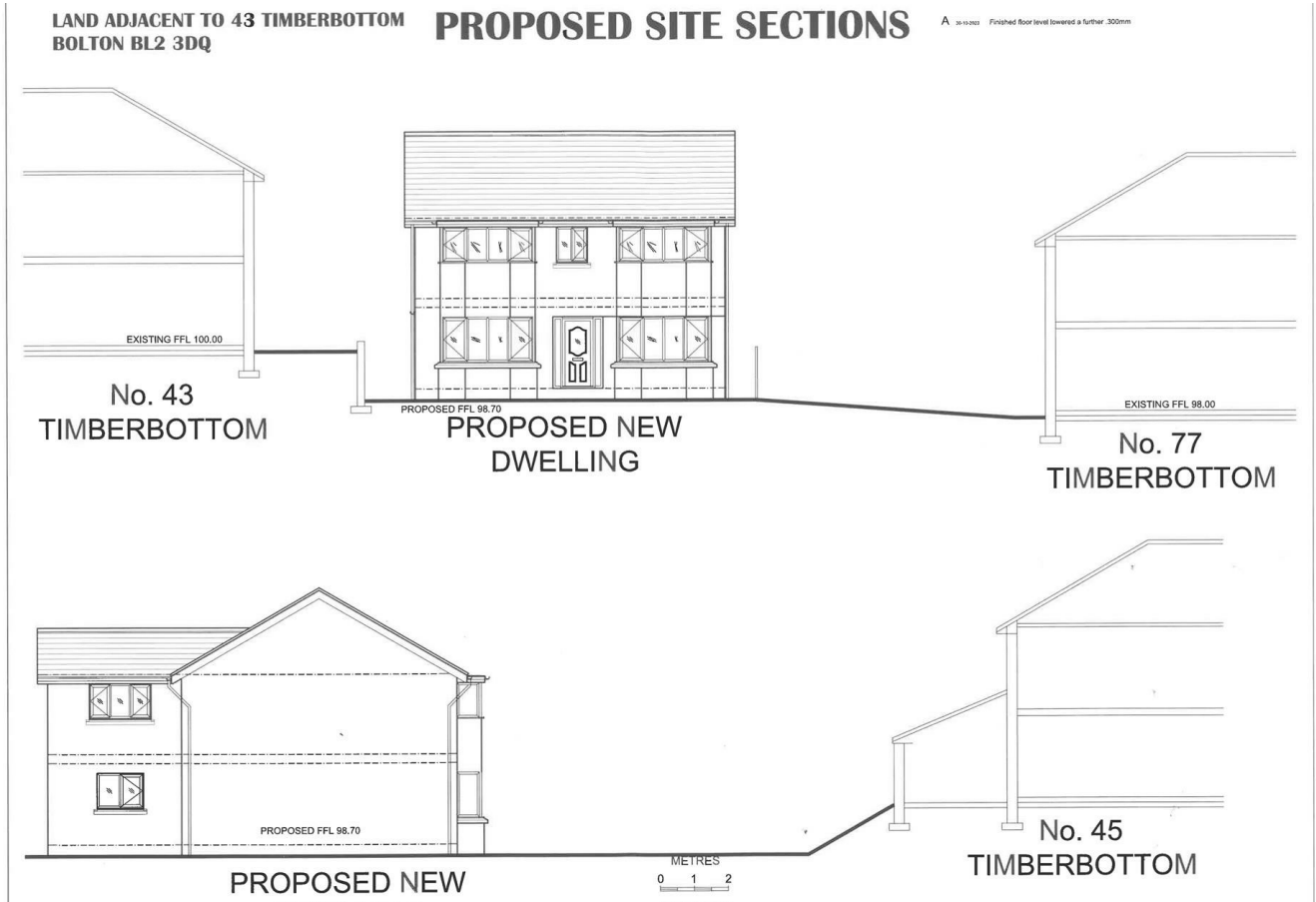


43 Timberbottom, Bolton, BL2 3DQ



Offers In The Region Of £180,000

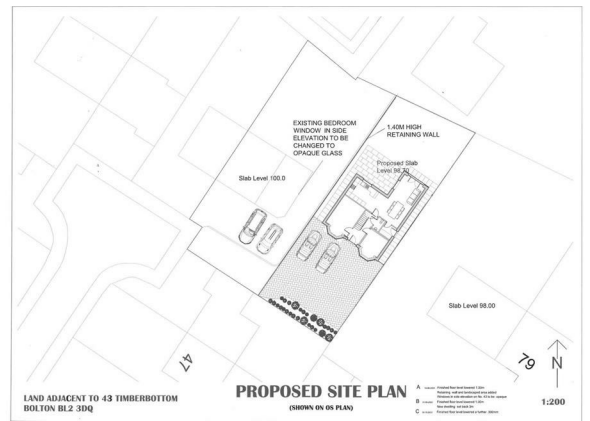
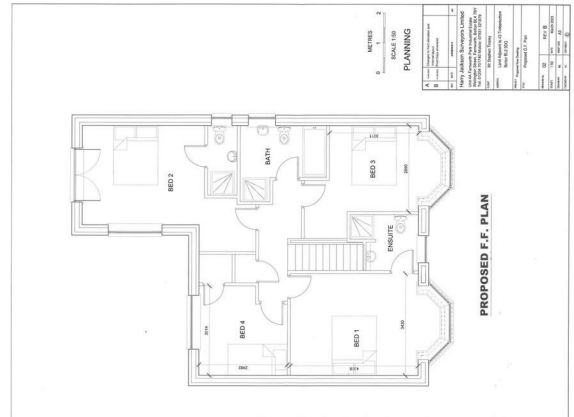
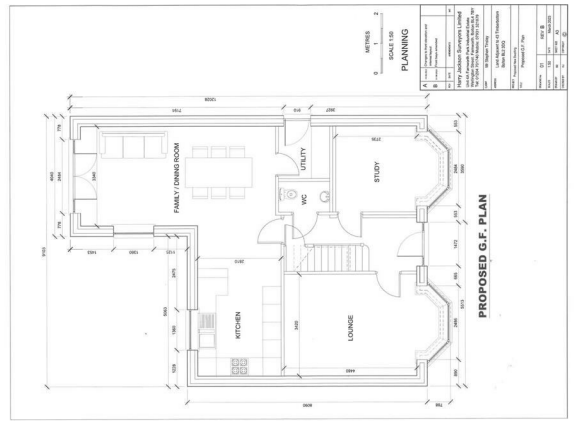
Building plot with outline planning for a 4 bedroom detached home situated at the head of a cul de sac full details are available from Bolton Planning Portal with the reference 15671/23.

Located within easy access of sought after local primary and secondary schools, along with transport links for road and rail (Bromley Cross Railway Station within 1 mile)


The planning is outlined for a four bedroom detached family home with study, lounge, superb family living dining kitchen, utility and wc. to the first floor there are four bedrooms two with en suite and family bathroom, outside there will be parking for 2 cars and gardens to the rear This is an opportunity to build the house of your dream in this highly sought after location, Rarely do plots come available in these areas. Viewing is essential to appreciate the size and location.

- Building Plot
- 3 Bathrooms
- Stunning Open Plan Living Kitchen Diner
- Outline Planning 4 Bedroom Detached
- Two Receptions
- Generous Plot







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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	