

42 Scot Lane, Blackrod, Bolton, BL6 5SB



## Asking Price £295,000

Two / Three bedroom detached true bungalow situated in a very popular residential location. In excellent condition this property is close to all major transport links and retail outlets. Gardens front and rear, fully double glazed with gas central heating and a conservatory to the rear. Benefiting from off road parking and is sold with vacant possession and no onward chain. This bungalow is highly recommended for viewing to appreciate the condition position and all that is on offer.

- Detached True Bungalow
- Off Road Parking
- Gardens Front And Rear
- Gas Central Heating
- Council Tax Band D
- 2 / 3 Bedroom
- Conservatory
- Fully Double Glazed
- Awaiting EPC
- Vacant Possession No Chain



Superb two /three bedroom detached true bungalow in a popular residential location close to major road and rail links and easy access to the Middlebrook retail park. The property comprises:- Entrance hall, Lounge, kitchen, dining room (Could Be used as third bedroom), two bedrooms and a bathroom plus conservatory. To the outside there are enclosed gardens front and rear with off rod parking via driveway. Fully double glazed with gas central heating patio seating area and is sold with vacant possession and no onward chain. recommended to view to appreciate the condition, location and all that is on offer.

### Entrance Hall

### Boiler Room

### Bedroom 1 9'11" x 15'0" (3.01m x 4.56m)

UPVC double glazed window to side, fitted with a range of wardrobes with hanging rail and overhead storage, double radiator,

### Lounge 11'11" x 15'0" (3.64m x 4.56m)

UPVC double glazed bow window to front, electric fire set in feature wooden surround, double radiator.

### Bedroom 2 9'11" x 7'8" (3.01m x 2.33m)

UPVC double glazed window to side, double radiator.

### Bathroom

Four piece suite comprising deep panelled bath with independent shower, mixer tap and glass screen, pedestal wash hand basin with mixer tap and half ceramic tiled walls and low-level WC, heated towel rail, ceramic tiled flooring,

### Kitchen 11'11" x 10'0" (3.64m x 3.06m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops, polycarbonate sink unit with single drainer, mixer tap and ceramic tiled splashbacks, built-in fridge/freezer, dishwasher and automatic washing machine, built-in eye level electric fan assisted oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator,

### Dining Room/Bedroom 3 9'11" x 7'7" (3.01m x 2.32m)

UPVC double glazed window to side, double radiator.

### Conservatory

With ceiling fan, TV point and power and light, window to rear, window to side, two windows to front, uPVC double glazed window to side, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance door to rear.





**Outside Front**

Enclosed Garden laid to artificial lawn, driveway leading to entrance door.

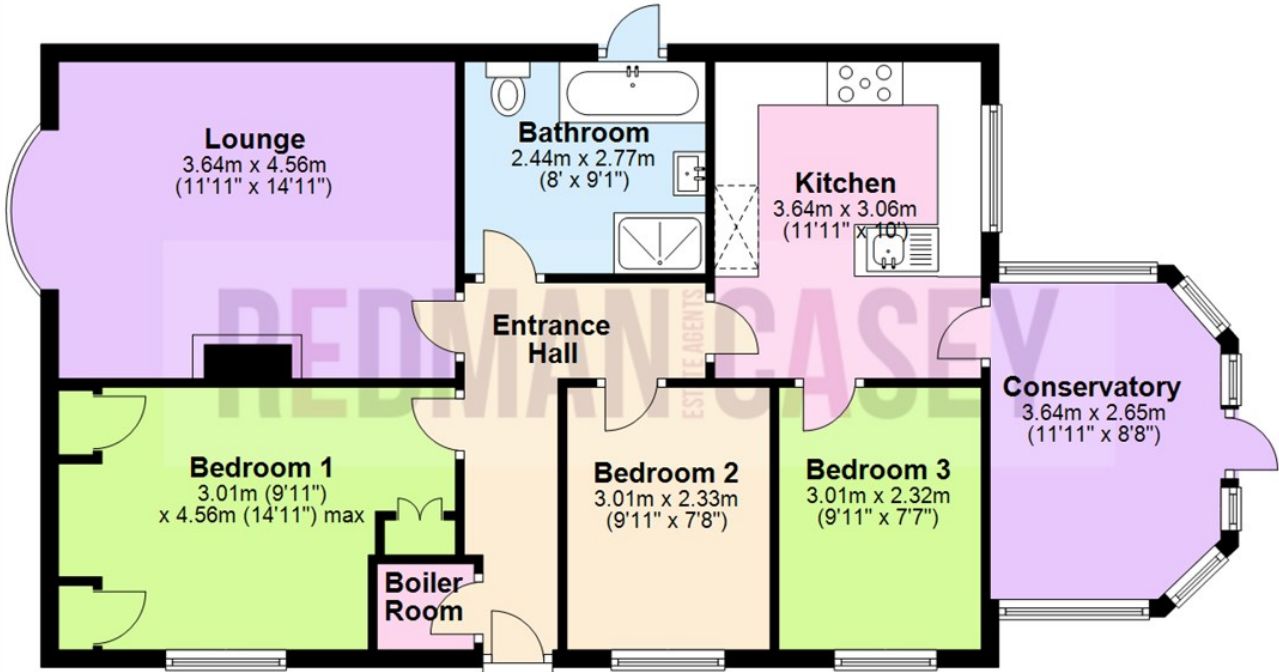
**Outside Rear**

Enclosed rear garden laid to artificial lawn with patio seating area.



## Ground Floor

Approx. 81.4 sq. metres (875.9 sq. feet)



Total area: approx. 81.4 sq. metres (875.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

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

