



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74

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## Tinkler's Lane, Bolton By Bowland, BB7 4LZ

### £1,350

A STUNNING OPEN PLAN TWO BEDROOM, TWO SHOWER ROOM SHIPPON WITH OUTDOOR DECKING PERFECT FOR ENTERTAINING

Introducing a breathtaking open plan two bedroom converted former shippon with a stunning mezzanine level master suite. Complemented by an outdoor decked terrace, ideal for entertaining, this charming property seamlessly blends modern design with rustic charm, offering a perfect setting for relaxation for a small family or couple looking for a stylish home with easy access to the surrounding countryside.

The property comprises briefly, to the ground floor: entrance through to a spacious open planned lounge, kitchen, dining room. Doors lead to the utility and downstairs bedroom and sliding doors to the decking area. The downstairs bedroom has an en suite shower room. Stairs lead to first floor mezzanine firstly coming to the main bedroom. Doors then lead to a dressing room with fitted wardrobes and storage. Doors then lead to the en suite shower room at the end. Externally there is a charming laid to lawn garden with composite decking, bedding areas and off-road parking.

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# Tinkler's Lane, Bolton By Bowland, BB7 4LZ

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- Beautifully Presented Property
- Contemporary Open Plan Living Kitchen
- Parking Available
- Ground Floor Bedroom With En Suite
- Modern Bathroom Suites
- Council tax and water bill included in the rent
- Mezzanine Bedroom With Dressing Room & En Suite
- Laid To Lawn Garden With Paving & Decking

## Ground Floor

### Open Plan Living Kitchen

24'10 x 20'7 (7.57m x 6.27m)

Composite double glazed entrance door, UPVC double glazed window, two Velux windows, three central heating radiators, range of high gloss wall and base units with laminate surfaces, Lamona oven and microwave in high rise units, Lamona four ring gas hob, extractor hood, composite sink with drainer and mixer tap, integrated fridge freezer, stairs to the mezzanine, doors to bedroom and utility and UPVC double glazed sliding doors to the rear.

### Utility Room

6' x 4'11 (1.83m x 1.50m)

Velux window, central heating towel rail, boiler, plumbing for washing machine and space for dryer.

### Bedroom Two

12'8 x 11'8 (3.86m x 3.56m)

UPVC double glazed window, central heating radiator and door to the en suite.

### En Suite

6'5 x 5'11 (1.96m x 1.80m)

Central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

## First Floor

### Bedroom One

15'7 x 12'8 (4.75m x 3.86m)

Velux window, central heating radiator, television point, exposed stone wall, smoke alarm and door to the dressing room.

### Dressing Room

12'3 x 7'11 (3.73m x 2.41m)

Velux window, central heating radiator, fitted wardrobes, spotlights, smoke alarm and doors to storage and shower room.

### Shower Room

12'2 x 5'4 (3.71m x 1.63m)

Central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, part PVC panelled elevations, part tiled elevations, extractor fan and tiled flooring.

### External

Laid to lawn garden with Indian stone paving, raised beds, composite decking, garden storage and parking.



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