



Moss Hall Farm Cottages, Over Hulton, Bolton, BL5 1AL

£435,000

ABSOLUTELY STUNNING! 4 DOUBLE SIZED BEDROOMS, 4 BATHROOMS, TERRACED PROPERTY WITHIN A CONVERTED BARN COMPLEX, COMES WITH ADDITIONAL LAND TO THE REAR, APPROX 50 METRES BY 50 METRES. Located within a rural location at Moss Hall Farm Cottages, off plodder lane in the Over Hulton area of Bolton in Greater Manchester. This property is one of a kind and is extremely spacious, with a large wrap around low maintenance garden. Briefly comprises of the following, an entrance lobby, a very spacious lounge with a feature wall hung modern gas fire, a spacious fully fitted kitchen with an integrated 5 burner gas hob, double oven, microwave, coffee maker, dishwasher and a chrome extractor hood, an open plan 2nd Reception room, a separate utility room with plumbing for a washing machine, a downstairs W.C, a very spacious low maintenance wrap around garden and the additional land to the rear. To the upper floor you will find a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a standalone deep bath tub, a very spacious Master bedroom with modern fitted wardrobes and an en-suite bathroom including a basin, toilet



ACCOMMODATION

Lounge 17' 6" x 18' 2" (5.34m x 5.54m)

An extremely spacious lounge with a feature modern wall hung gas fire and surround. Plenty of space for a large corner suite. Decorated in white, with a high quality grey wooden floor. Fitted with double glazed windows and french doors to both aspects allowing for lots of natural light to flood the room. Warmed by gas central heated radiators.

Kitchen 17' 6" x 24' 1" (5.34m x 7.33m)

A high quality fully fitted modern kitchen with the following integrated appliances, a 5 ring gas cooker with 2 ovens integrated. Built in microwave & coffee maker, integrated dishwasher, wine cooler and fridge freezer. Also has space for American style fridge freezer. An open plan 2nd reception room leads off from the kitchen.

Reception Room 2 (Open plan with the kitchen)

An open plan 2nd Reception room, which leads off from the open plan kitchen. Space for a sofa and chairs. (See kitchen for room sizes in total.) Decorated in neutral colours with a high quality kardean wooden floor. Fitted with double glazed windows and french doors. Warmed by gas central heated radiators.

Rear Garden

A large wrap around, low maintenance, stepped garden to the rear. Multiple seating areas. Open aspect view to the rear with land included.

Additional Land to the rear of the property 164' 0" x 164' 0" (50m x 50m)

A 50 metres by 50 metres field included with the property. Multiple usage including livestock if required.

Master bedroom 17' 10" x 16' 10" (5.43m x 5.12m)

A very spacious Master bedroom with modern fully fitted wardrobes and an en-suite bathroom included. Decorated in white, with a deep plie dark grey carpet. Fitted with double glazed windows to the side and rear. Warmed by gas central heated radiators.

En-Suite to the Master bedroom 7' 0" x 7' 7" (2.13m x 2.31m)

The en-suite bathroom to the Master Bedroom. Comes with a basin, toilet and a shower cabinet. Decorated in white, with a walnut oak wooden floor. Warmed by a chrome towel holder.

Bedroom 2 10' 2" x 13' 1" (3.10m x 4.0m)

A double sized bedroom with an en-suite bathroom included. Currently being utilised as an upper floor lounge for the couples son. Decorated in neutral colours with a light grey wooden floor. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

En-suite to Bedroom 2 5' 2" x 7' 6" (1.57m x 2.28m)

An en-suite bathroom to Bedroom 2, with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Fully tiled walls with a dark oak wooden floor.

Bedroom 3 7' 3" x 12' 11" (2.2m x 3.93m)

A third double sized bedroom to the front of the property. Currently being utilised as a guest room and a home office/study. Has a 'jack n jill' entrance door into the Master bedroom en-suite bathroom). Decorated in neutral colours with a light grey wooden floor. A pair of double glazed french doors are fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 4 7' 7" x 12' 10" (2.30m x 3.90m)

A fourth double sized bedroom to the front of the property. Decorated in white, with a dark grey deep pile carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's current energy rating is C. It has the potential to be B.

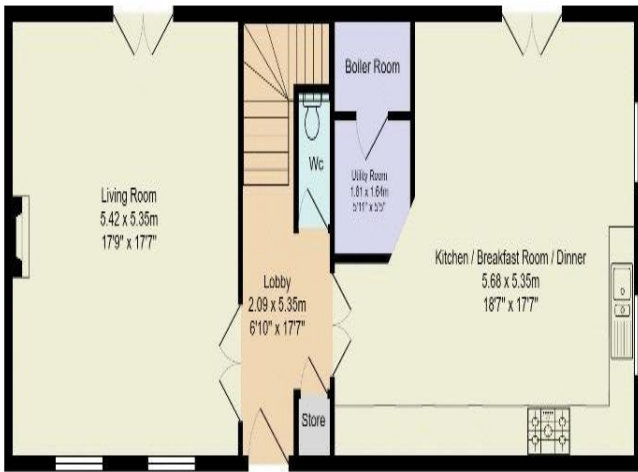
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

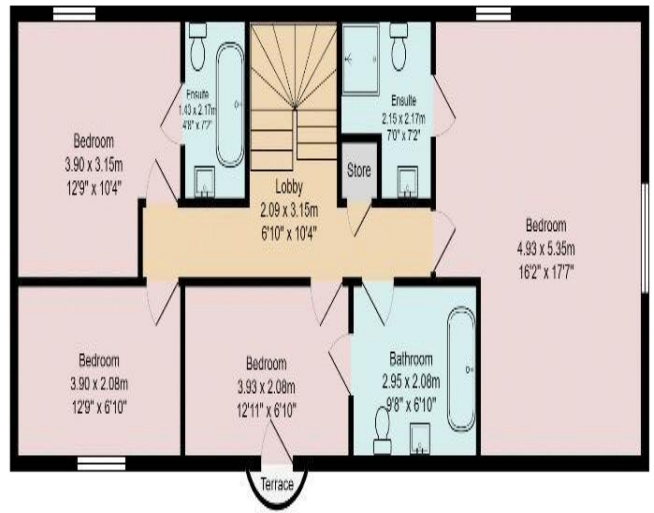
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

12, Moss Hall Farm Cottages, Plodder Lane, Farnworth, BL5 1AL



GROUND FLOOR

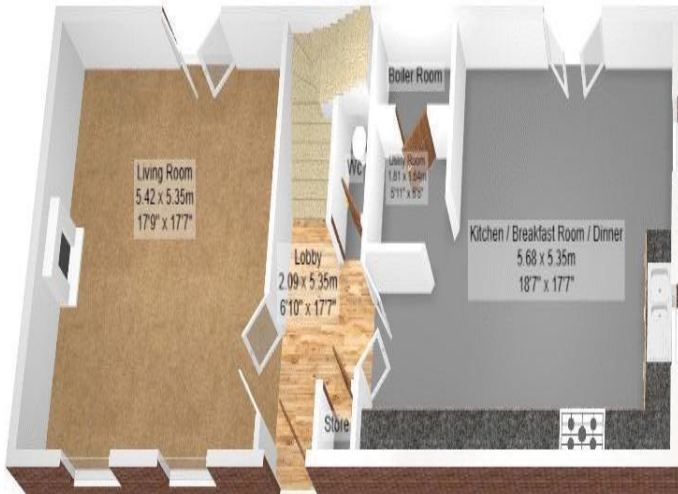


FIRST FLOOR

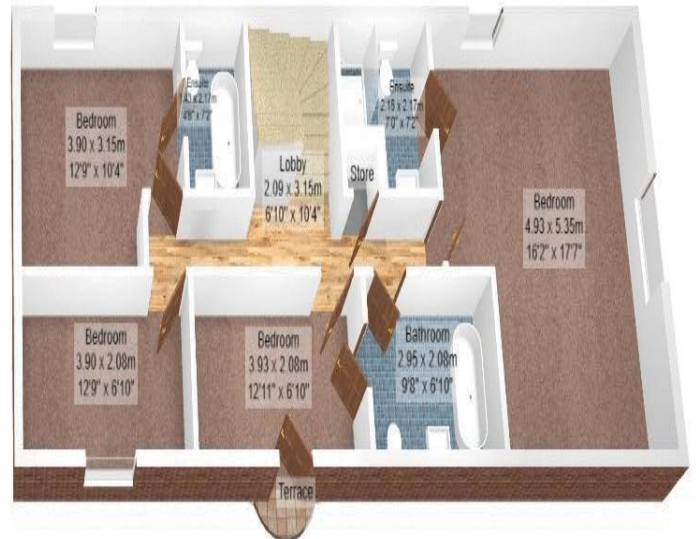
Total Floor Area: 160.1 m² ... 1723 ft² (excluding terrace)

All measurements are approximate and for display purposes only.
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

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