



Moss Hall Farm Cottages, Off Plodder Lane, Bolton, BL5 1AL

£330,000

Located within a rural location at Moss Hall Farm Cottages, off plodder lane in the Over Hulton area of Bolton in Greater Manchester. Providing a mixture of the old and new, with the cottage part of a barn conversion. Briefly comprises of the following, an entrance lobby, a downstairs W.C, a spacious lounge with plenty of space for modern furniture and a dining table/chairs, a modern fully fitted kitchen in grey with an integrated gas hob, oven, chrome extractor hood, fridge freezer, washing machine and a dishwasher, and a landscaped rear garden with patio areas, an artificial grass lawn and storage shed included. To the upper floor you will find 3 double sized bedrooms and 1 single bedroom, with the master bedroom also coming with an en-suite shower room, plus a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a mixer shower over the bath and a glass shower screen. Allocated car parking for 2 cars within the front courtyard, with further space to park on the country lane into the development. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Offers countryside views and very easy access to



ACCOMMODATION

Entrance Lobby 12' 2" x 7' 3" (3.71m x 2.21m)

A spacious entrance lobby to the front of the property. Decorated in neutral colours with a lovely oak wooden floor. Fitted with a composite entrance door to the front aspect. Warmed by a gas central heated radiator.

Lounge 18' 3" x 18' 1" (5.56m x 5.51m)

A spacious lounge with plenty of space for modern furniture and a dining table and chairs. Decorated in neutral colours with a lovely oak wooden floor. Fitted with double glazed windows to the front and rear aspects. Warmed by a gas central heated radiator.

Kitchen 17' 7" x 11' 9" (5.35m x 3.58m)

A modern fully fitted kitchen in grey with an integrated gas hob, oven, chrome extractor hood, fridge freezer, washing machine and a dishwasher. Space for a dining table and chairs. Decorated in grey with a beige coloured tile floor. A double glazed window is fitted to the front aspect, with a pair of double glazed french doors to the rear aspect.

Rear Garden 25' 6" x 35' 5" (7.78m x 10.8m)

A superb landscaped garden to the rear with patio areas, artificial grass lawn and storage shed.

Downstairs W.C 5' 5" x 2' 11" (1.66m x 0.90m)

A useful downstairs water closet with a basin and a toilet in white.

Master bedroom 18' 4" x 15' 3" (5.6m x 4.65m)

A double sized Master bedroom with an en-suite shower bathroom included. Space for fitted or free standing wardrobes. Decorated in neutral colours with a light brown coloured carpet. Fitted with double glazed windows to the front and rear aspects.

En-suite to the Master bedroom 7' 1" x 5' 9" (2.15m x 1.76m)

An en-suite to the Master bedroom with a basin, toilet and shower cabinet included. Decorated in white, with a grey tiled floor. Warmed by a gas central heated towel holder.

Bedroom 2 8' 0" x 9' 11" (2.43m x 3.02m)

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

Bedroom 3 7' 10" x 9' 1" (2.4m x 2.76m)

A third double sized bedroom to the rear of the property. Decorated in white, with an oak wooden floor. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 4 7' 0" x 8' 7" (2.13m x 2.62m)

A single sized bedroom to the rear of the property. Decorated in white with a beige coloured carpet. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's 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.

