

Claves.



## Moss Hall Farm Cottages, Off Plodder Lane

Bolton, BL5 1AL

Offers over £300,000



Offered with no onward chain and surrounded by open fields while being in a convenient, well-connected location, this unique three-storey home is very deceptive, boasting four substantial bedrooms, making it highly practical for family life. The property is situated down a private country road off Plodder Lane, within a quiet development of contemporary homes. A brief overview of the home includes the four bedrooms, two bathrooms plus a downstairs WC, a large open plan living space comprising kitchen, dining and living area, a separate lounge, and a spacious entrance hallway.



## The Living Space

Stroll down the garden path and the home welcomes you into a large entrance hallway with access to the downstairs WC and a handy storage closet. To the right-hand side lies the open plan living space comprising kitchen, dining and lounge area. This space is fresh, bright, and airy owing to the large floor to ceiling windows and neutral contemporary décor. The kitchen and dining area are situated to the rear of the space, affording a spacious living area to the front.

Integrated appliances within the kitchen include a fridge-freezer, oven, grill, four-plate gas hob with splashback and extractor hood, dishwasher, and washing machine, plus stainless-steel sink with mixer tap and drainer. The kitchen design is modern with plenty of storage, and the breakfast bar creates a great social space while providing further storage. And French doors here open onto the rear yard while streaming in more natural light.

Back through the hallway and up to the first floor, a large lounge is situated to the front, spanning the full width of the home with a large arched window standing out as a feature while pouring in plentiful natural light. This lounge is a great addition to the home, providing another reception area in addition to the open plan living downstairs, making it particularly ideal for family life with plenty of space.

## Bedrooms & Bathrooms

On the first floor is the family bathroom, with a modern finish including tiled walls and a white three-piece suite, including bath with shower, wash basin and WC. There's also two of the four bedrooms on this floor, finished with the same neutral décor and well proportioned for family life.

The second floor features two more bedrooms, again both well proportioned for family life, and due to them being built into the roof they benefit from unique shapes and sloped ceilings with velux windows. There's a second bathroom on this floor too, benefitting from a spacious footprint and three-piece suite comprising walk in shower, wash basin and WC.

## The Outside Space

In addition to the lawn and allocated car parking space at the front, the property also features a private yard with a gate providing access to the rear.

## Location

Tucked away in a secluded spot surrounded by open fields, this home benefits from a quiet lifestyle with pleasant views, while having easy access to nearby transport links and amenities. The property is located in a contemporary development at the end of a country road situated off Plodder Lane, with extremely convenient access to the national motorway network, via junction 4 of the M61 within just a minute or two. Moses Gate railway station is within a five-minute drive. And there's a large selection of local schooling to choose from, ideal for families.

## Specifics

The tax band is D.

The tenure is leasehold with a ground rent of £80 per annum.

The length of the lease is 999 years from 2006.

The drainage is via a private water treatment plant.

The management charge is £60 per month, this is non profit making and is run by the residents through Howards In House Management Company and covers all maintenance to the road, car park and treatment plant - emptying and servicing - and residents only pay for water into their property.

The boiler is a Baxi combi located in one of the bedrooms.

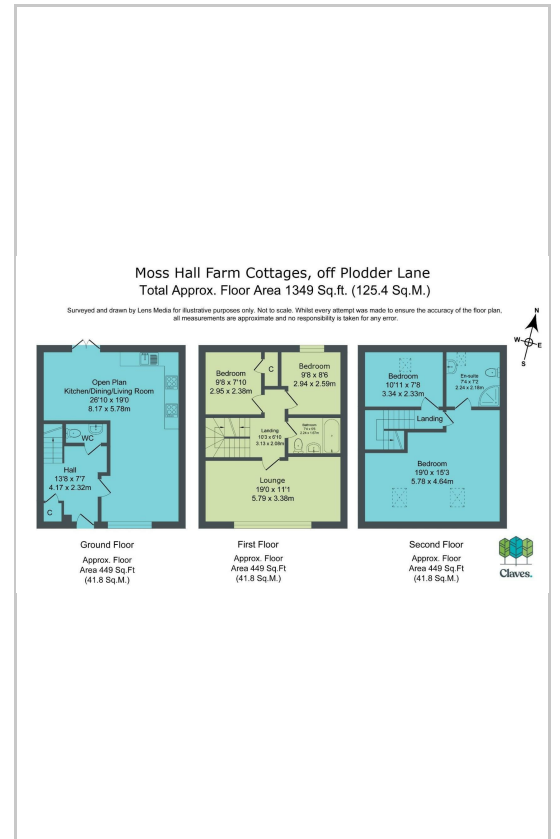
The property is alarmed.

There is no onward chain.

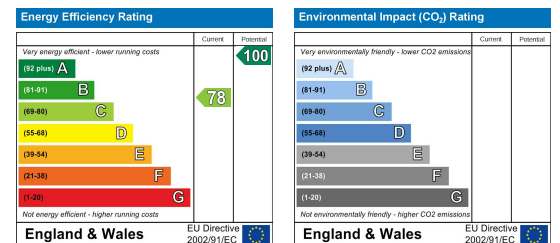
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.  
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk