



Plodder Lane

Bolton, BL5 1AL

£320,000



With no onward chain and surrounded by open fields while benefitting from a convenient and connected location, this three-storey property makes a fantastic family home. The property is situated down a private country road off Plodder Lane, within a quiet, tucked away development of contemporary homes.

A brief summary of the home includes four bedrooms, two bathrooms, downstairs WC, a large open plan living space comprising kitchen, dining and living area, a large lounge, and spacious entrance hallway.



The Living Space

Stroll down the garden path and the home welcomes you into the entrance hall 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 washer/dryer, fridge-freezer, dishwasher, four plate gas hob with extractor, a Neff double oven, plus stainless-steel sink with mixer tap and drainer. The kitchen design is fresh and modern, where light oak style worktops and splashbacks with inset lighting complement the bold and modern style of the gloss black and dark red cupboard fronts.

There is also plenty of storage, and the breakfast bar creates a great social space for both everyday life and when entertaining family and friends. French doors here open onto the rear yard while pouring 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 again streaming in lots of natural light. This lounge is a great addition to the home, providing another substantial reception area in addition to the open plan living downstairs, making it particularly ideal for family life with plenty of space.

The Bedrooms & Bathrooms

On the first floor is the family bathroom, with a modern finish including contemporary 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 skylight windows. There's a second bathroom on this floor too, in a jack and jill configuration, 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 spaces at the front, the property also features a private yard with a gate providing access to the open fields to the rear.

The 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.

The 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 combi located in one of the bedrooms.

There is no onward chain.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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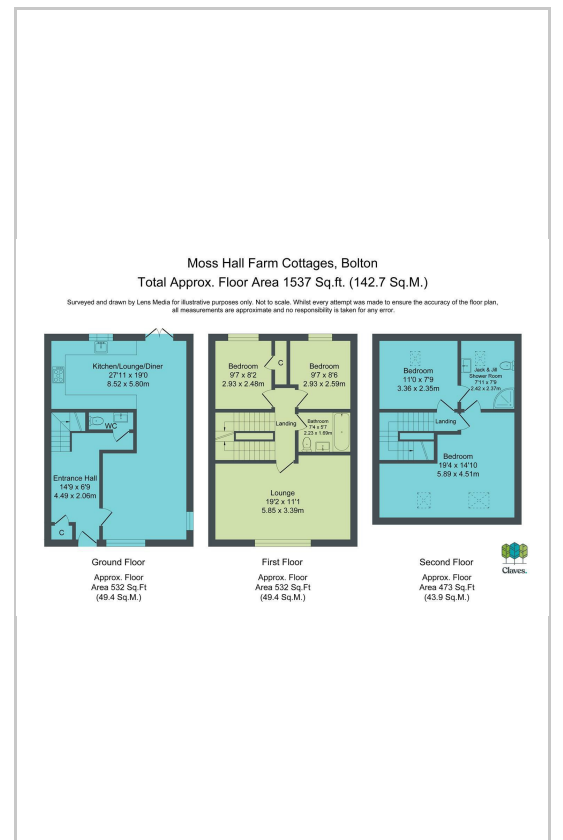
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Area Map



Floor Plans



Energy Efficiency Graph

