



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		60	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Lady Bridge Lane, Bolton, BL1 5DF

### Offers Over £525,000

A STUNNING, STONE BUILT THREE BEDROOM COTTAGE WITH AN ABUNDANCE OF CHARACTER AND CHARM

Nestled amidst the picturesque Ladybridge Lane, this enchanting three bedroom stone cottage exudes timeless charm. As you approach, the charming facade beckons with its rustic allure, promising a haven of comfort and serenity. Inside, discover not one, but two wonderfully presented reception rooms. Sunlight dances through the windows, casting warm patterns on the exposed wooden beams throughout with two spacious reception rooms offering versatility for a growing family. The kitchen seamlessly blends old-world charm with modern convenience, imagine sipping morning coffee by the window, watching the garden awaken.

Upstairs, a spacious landing leads to three double bedrooms—each a sanctuary of comfort. Soft hues, exposed beams, and plush carpets cocoon you in tranquility. The main bedroom benefits from an en suite shower room. The four piece family bathroom is a spa-like retreat. Slip into the freestanding tub, and let the day's worries melt away. The rainfall shower offers an invigorating start to your mornings.

Step outside to the spacious laid-to-lawn garden—a canvas of green. Flowerbeds burst with colour, while mature trees provide dappled shade. Imagine lazy summer afternoons, picnics in the summer, and the scent of blooming flowers. The cobbled driveway leads to a hidden nook—a spacious garden room—ideal for a variety of possible uses.

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# Lady Bridge Lane, Bolton, BL1 5DF

## Offers Over £525,000



- Exquisite Semi Detached Cottage
- Bursting with Character
- Off Road Parking for Multiple Vehicles
- EPC Rating D
- Three Bedrooms
- Abundance of Indoor Space
- Tenure Freehold
- Two Bathrooms
- Beautifully Presented Rear Garden and Garden Room
- Council Tax Band E

### Ground Floor

#### Entrance Porch

3'9 x 3'7 (1.14m x 1.09m)

Hardwood double glazed front door, two hardwood double glazed windows, exposed stone elevations and door to reception room one.

#### Reception Room One

17'6 x 16 (5.33m x 4.88m)

Hardwood double glazed window, central heating radiator, central feature fireplace, electric log burning effect stove with stone hearth, wood flooring, door to inner hall and hardwood double glazed French doors to front.

#### Inner Hall

12'10 x 5'1 (3.91m x 1.55m )

Hardwood double glazed window, central heating radiator, wood flooring, smoke detector, stairs to first floor, open access to reception room two and rear hall.

#### Reception Room Two

11'7 x 11 (3.53m x 3.35m )

Hardwood double glazed window, central heating radiator and wood flooring.

#### Rear Hall

7'7 x 3 (2.31m x 0.91m )

Hardwood double glazed window, parquet wood flooring, doors leading to pantry and kitchen.

#### Kitchen

13'7 x 11'8 (4.14m x 3.56m)

Two hardwood double glazed windows, central heating radiator, mix of panel wall and base units, quartz worktops, range cooker with five ring gas hob and extractor hood, ceramic sink with mixer tap and integrated draining ridges, space for American style fridge freezer, plumbing for washing machine, integrated dishwasher, spotlights, exposed beams, parquet wood flooring and hardwood double glazed door to rear.

### First Floor

#### Landing

16'8 x 5 (5.08m x 1.52m )

Hardwood double glazed window, smoke detector, doors leading to three bedrooms and bathroom.

#### En Suite

13'10 x 3'1 (4.22m x 0.94m )

Dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head, part tiled elevations, extractor fan, spotlights and open arch to bedroom one.

#### Bedroom One

13'10 x 11'8 (4.22m x 3.56m )

Hardwood double glazed window, central heating radiator, and exposed beams.

#### Bedroom Two

15'1 x 11'11 (4.60m x 3.63m )

Hardwood double glazed window, central heating radiator, vaulted ceiling and exposed beams.

#### Bedroom Three

12'5 x 11'11 (3.78m x 3.63m)

Hardwood double glazed window, central heating radiator, fitted wardrobes and exposed beams.

#### Bathroom

12'3 x 6'4 (3.73m x 1.93m )

Hardwood double glazed window, central heating radiator with towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding roll top double bath with rinse head, walk-in direct feed rainfall shower enclosed with rinse head, exposed beams, part tiled elevations and tiled flooring.

### Exterior

#### Rear

Laid to lawn garden with mature trees, bushes, bedding areas with pond, seating areas, outbuilding, summerhouse, cobbled off road parking and access to detached garden room.

#### Garden Room

18'11 x 17'3 (5.77m x 5.26m )

UPVC double glazed sliding doors and wood effect flooring.

