



79 Markland Hill Lane, Bolton

£215,000 Leasehold

Three Bed, Terraced on Markland Hill Lane, Heaton • Character Features • Spacious Living Room with Log Burner • Open Plan Kitchen/Diner with Shaker Style Units and Belfast Sink • Two Double Bedrooms and a Single Bedroom • Traditional White Three-Piece Bathroom Suite with Additional Shower Cubicle • Cottage Style Rear Garden • Out Building with Power, Ideal as Home Office or Additional Living Space • Secure, Gated Off Road Parking to Rear • Close to Doffcocker Lodge



Movuno are delighted to bring to the market this Three Bedroom, Terraced on Markland Hill Lane, Heaton.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Vestibule

Victorian Style Tile Flooring, Glass and Wood Door Through to Hallway.

Hallway

Hard Wood Parquet Flooring, Radiator, Pendant Light, Alarm System

Living Room

Carpet, Log Burner with Tile Hearth and White Surround, Cast Iron Radiator, Decorative Architrave, Pendant Lighting, Multiple Power Outlets, UPVC Window.

Kitchen/Diner

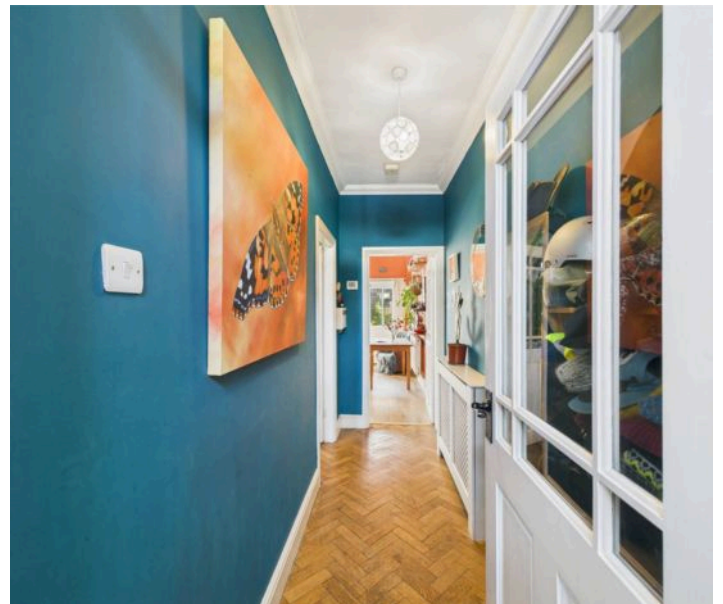
Light Oak Laminate Flooring, Cream Shaker Style Base and Wall Units, Ceramic Belfast Sink with Mixer Tap, Integrated Cooker, Hob & Microwave, White Tile Splash Back, Pendant Lighting, Multiple Power Outlets, Radiator, Under Stairs Storage Cupboard, Gas Combi Boiler, Glass and Wood Door to Rear Garden.

Landing

Carpet, Power Outlets, Pendant Lighting, Doors to Three Bedrooms and Bathroom.

Master Bedroom

Original Stained Hard Wood Flooring, Radiator, Multiple Power Outlets, Pendant Lighting, UPVC Window Overlooking Rear Garden.





Bedroom Two

Carpet, Original Decorative Cast Iron Fireplace with White Surround, Built-In Wardrobes, Multiple Power Outlets, Pendant Lighting, Radiator, UPVC Window.

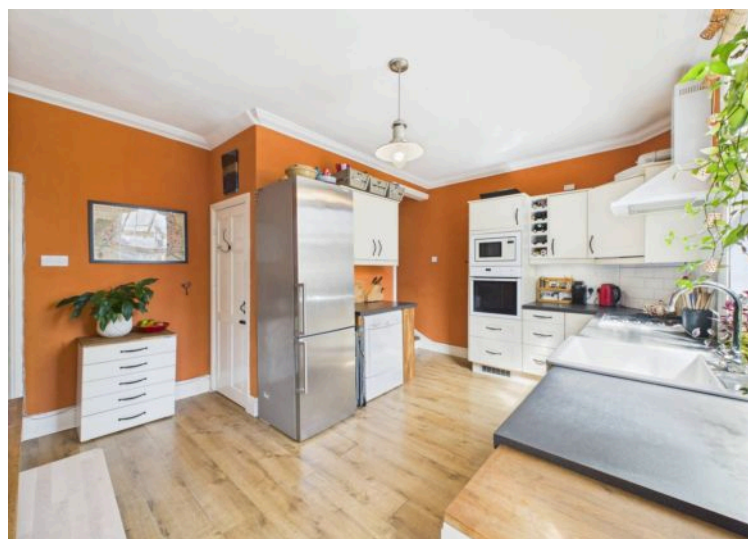
Bedroom Three

Carpet, Radiator, Multiple Power Outlets, Pendant Lighting, Loft Hatch with Pull Down Ladder, UPVC Window.

Bathroom

White Tile Flooring, Traditional White Three-Piece Bathroom Suite, Shower Cubicle, Mirrored Wall Unit, Spot Lighting with Dimmer Switch, Radiator, Frosted UPVC Window.











FRONT GARDEN

REAR GARDEN

Flagged and Block Paved Cottage Style Rear Garden with Outbuilding, Double Gated Rear Access, Power Outlet.



Floor 0



Floor 1

Approximate total area⁽¹⁾
871 ft²
80.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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