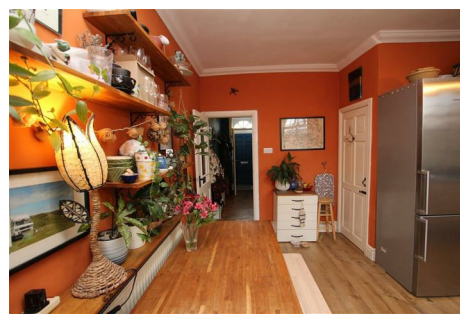


Chris Ball

The name you can trust!



## 79 Markland Hill Lane , Bolton, BL1 5NU

A deceptively spacious garden fronted three bedroom mid terrace house. Located in this popular residential area the property provides excellent accommodation for the growing family. Comprising of entrance hall, lounge with log burner, dining kitchen, three bedrooms, bedroom two with fitted wardrobes and four piece bathroom suite. Good size yard to the rear with modern outbuilding. A terrace that feels like a semi. Viewing strongly recommended to appreciate this unique property.

£219,950

# 79 Markland Hill Lane

, Bolton, BL1 5NU



- Separate Entrance Hall
- Bedroom Two with Fitted Wardrobes
- Excellent Purchase for the Growing Family
- Spacious Lounge with Log Burner
- Four Piece Bathroom Suite in White
- Three Bedrooms
- Good Size Yard with Modern Detached Outbuilding

<b>Porch</b> Tiled floor, ceiling covings.	<b>Bedroom One</b> 10'8 x 10' (3.25m x 3.05m) Single radiator.	<b>External</b> Hedged front garden, good size rear yard with double gates. Lined, insulated garden room with mains power, ideal for use as a home office.
<b>Entrance Hall</b> Timber flooring, ceiling covings, radiator.	<b>Bedroom Two</b> 14'8 x 9'8 (4.47m x 2.95m) Range of fitted wardrobes and drawer unit, feature fireplace.	<b>PROPERTY MISDESCRIPTION ACT 1991.</b> Chris Ball Sales & Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract. No representation of warranty is given regarding the property and the purchasers should rely on their own enquiries and inspection.
<b>Lounge</b> 14'8 x 12'8 (4.47m x 3.86m) Attractive feature fireplace with log burner, picture rail, dado rail, radiator.	<b>Bedroom Three</b> 11' x 6'11 (3.35m x 2.11m) Radiator.	
<b>Dining Kitchen</b> 16'7 x 12'11 (5.05m x 3.94m) Range of fitted wall and base units in white with contrasting worktops incorporating ceramic sink. Gas hob, extractor fan, oven, plumbing for washing machine, tiled between units, rear exit door.	<b>Bathroom</b> Four piece suite in white comprising of bath, low flush toilet, wash hand basin, shower cubicle with electric shower, recessed eye ball lighting, tiled flooring, single radiator.	
<b>Landing</b> Access to loft, boarded with light.	<b>Heating</b> Gas central heating.	



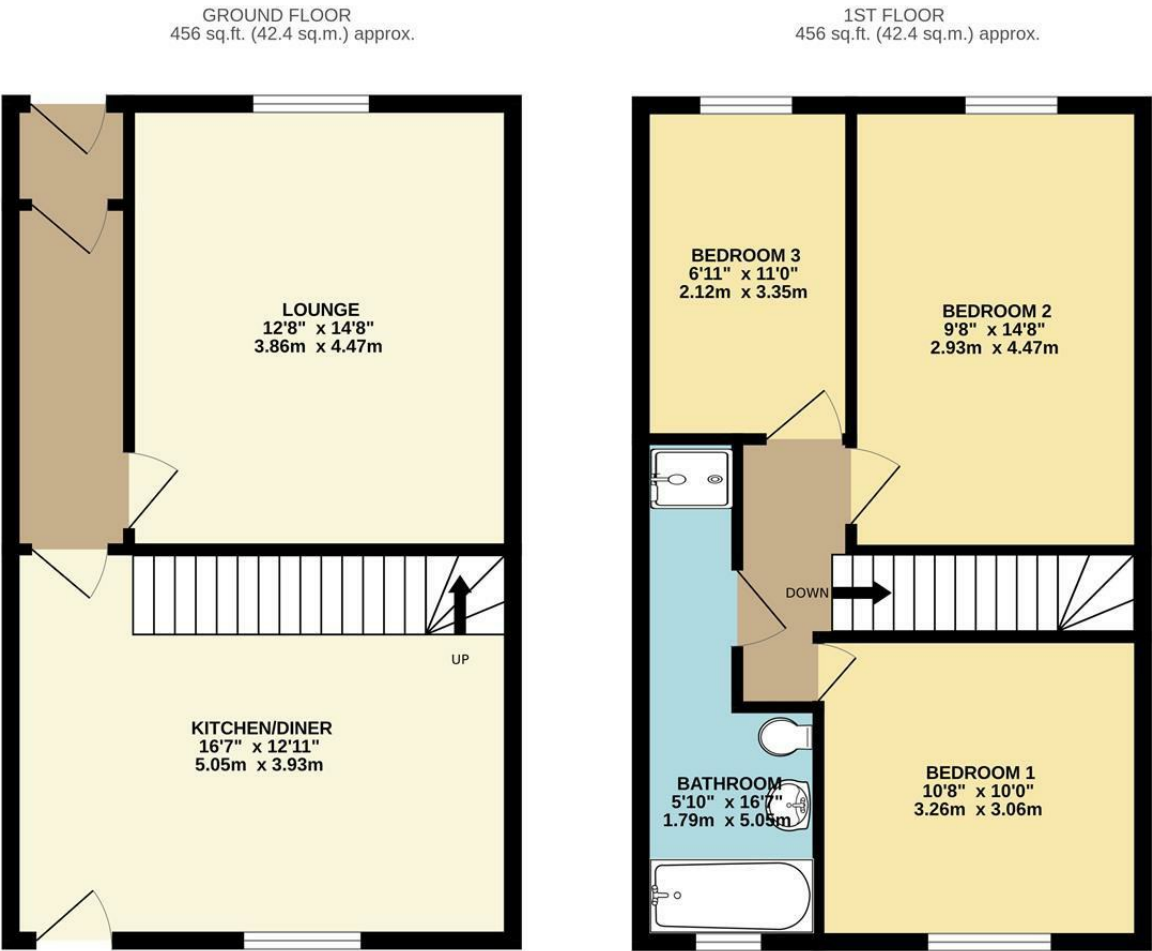
Directions







Floor Plan



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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