



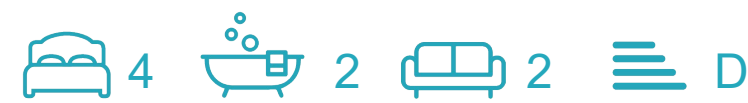
264 Markland Hill Lane , Bolton, BL1 5PB

We are pleased to offer for sale this superb double fronted end cottage enjoying pleasant open aspect to the rear overlooking Doffcocker Lodge. Located in this popular residential area the property provides spacious family living accommodation. The accommodation comprises of porch, lounge, dining room, fitted kitchen, conservatory, landing, four bedrooms, master with ensuite and four piece bathroom suite. Set in good sized gardens with single double length garage. An initial viewing is strongly recommended to appreciate the size of this property.

£450,000

264 Markland Hill Lane

, Bolton, BL1 5PB



- Lounge with Feature Fireplace and Patio Doors to Conservatory
- Four Bedrooms
- Double Length Single Garage
- Excellent Family Accommodation
- Separate Dining Room with Feature Fireplace
- Master Bedroom with Ensuite
- Driveway to the Front
- Fitted Kitchen / Double Glazed Conservatory
- Four Piece Bathroom Suite
- Superb Garden to the Rear Overlooking Doffcocker Lodge

Front Porch

Tiled floor.

Lounge

Attractive feature Adam style surround fireplace, two radiators, double glazed patio doors leading to conservatory.

Dining Room

Attractive feature Adam style fireplace.

Breakfast Kitchen

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Tiled between units. Electric cooker with overhead extractor fan, breakfast bar, tiled flooring, plumbing for washing machine. Wall mounted gas central heating boiler, double glazed patio doors to conservatory.

Double Glazed Conservatory

Tiled flooring, two radiators, access to the garage.

Landing

Radiator.

Bedroom One

Radiator, feature fireplace.

Ensuite

Three piece suite in white comprising of shower cubicle with electric shower, low flush toilet, half tiled walls, timber ceiling, tiled flooring.

Bedroom Two

Radiator, feature fireplace.

Bedroom Three

Radiator.

Bedroom Four

Radiator, built in cupboard.

Bathroom

Four piece suite in white comprising of bath, shower cubicle, low flush toilet, wash hand basin, half tiled walls, timber flooring.

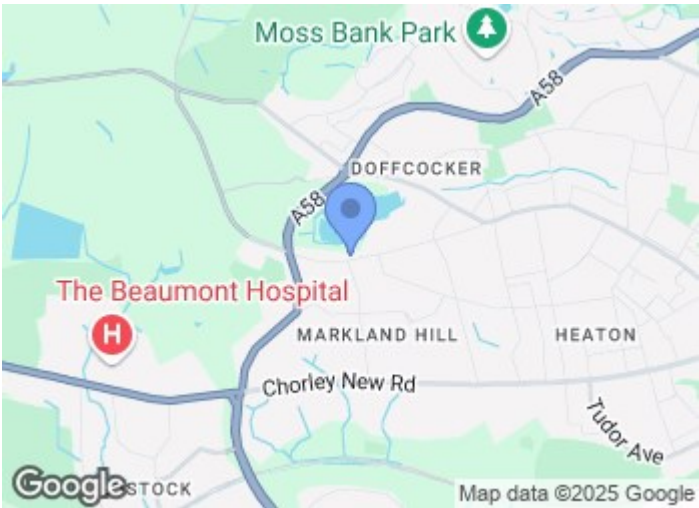
External

Driveway leading to single double length garage with electric up and over door. Light and power.

Lawned to the front with iron fence and gate. To the rear, superb garden enjoying view over Doffcocker Lodge. Fenced, lawned with patio area.

PROPERTY MISDESCRIPTION ACT 1991.

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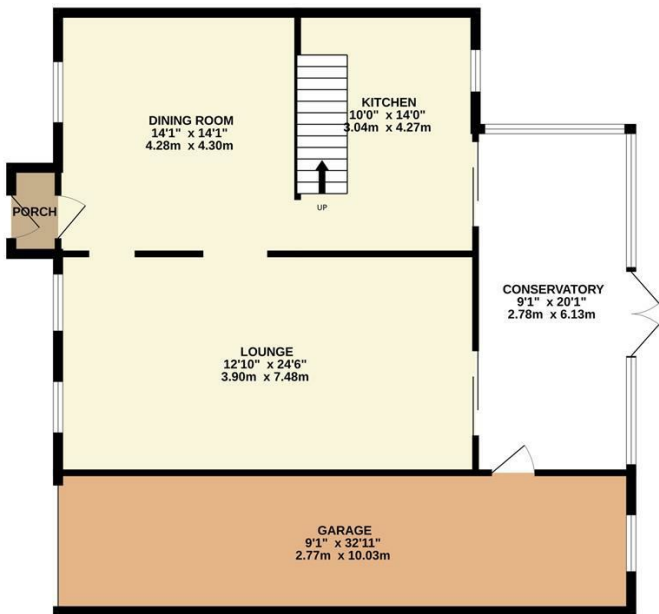


Directions

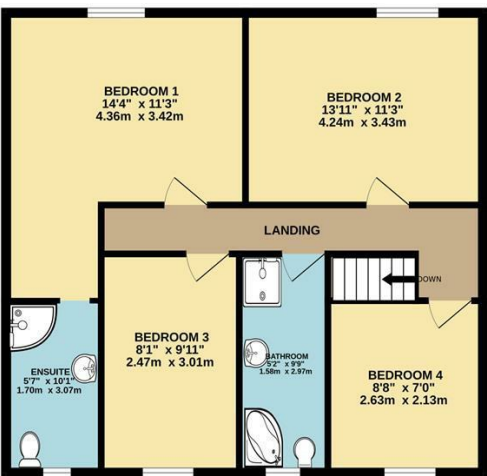


Floor Plan

GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 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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