



## 122 Markland Hill Lane , Bolton, BL1 5NZ

A well presented garden fronted extended two bedroom mid terrace house with pull in to the rear providing parking. Situated on this popular road in this sought after area of Heaton the property would make an excellent purchase for the First Time Buyers. This spacious internal accommodation comprises of porch, lounge with multifuel burner, separate dining room, fitted kitchen with hob and oven, two good sized bedrooms, modern shower room in white. Enclosed yard to the rear.

£199,950

# 122 Markland Hill Lane

, Bolton, BL1 5NZ



- Lounge with Multifuel Log Burner
- Two Good Size Bedrooms
- Gas Central Heating / Double Glazed
- Separate Dining Room
- Modern Shower Room in White
- Ideal Purchase for the First Time Buyer / Professional Couple / Small Family
- Fitted Kitchen with Hob and Oven
- Enclosed Yard to the Rear with Double Gates Providing Parking

## Porch

Tiled flooring.

## Lounge

14'1 x 12'8 (4.29m x 3.86m)

Feature multifuel log burner, ceiling coving, single radiator, double radiator.

## Dining Room

12'9 x 11'7 (3.89m x 3.53m)

Timber flooring, double radiator, staircase to first floor, double doors leading to:

## Kitchen

13'1 x 8'8 (3.99m x 2.64m)

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Gas hob, electric oven, overhead extractor fan, built in dish washer, tiled between units, wall mounted gas central heating boiler, plumbing for washing machine, slate flooring, stable door to yard.

## Landing

### Bedroom One

12'9 x 11'3 (3.89m x 3.43m)

Freestanding wardrobe, double radiator.

### Bedroom Two

8'6 x 8'3 (2.59m x 2.51m)

Built in wardrobe, double radiator.

## Shower Room

Three piece suite in white comprising of shower cubicle with electric shower, low flush toilet, vanity unit, half tiled walls, recessed eye ball lighting, charging port.

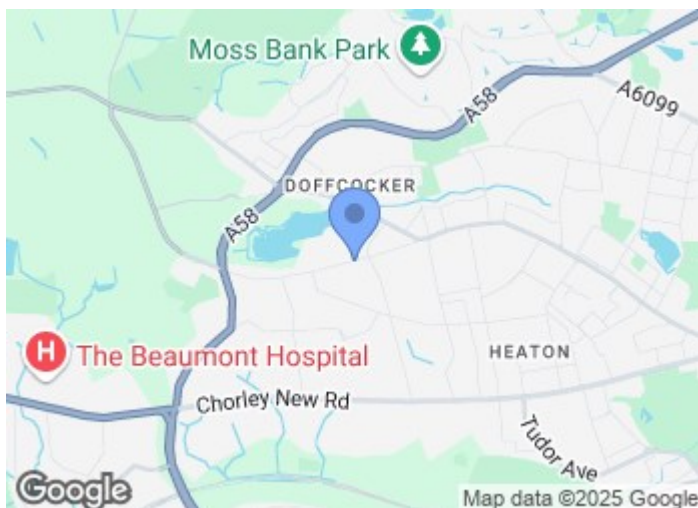
## External

Garden to the front, fenced enclosed yard flagged with double gates providing parking to the rear.

## PROPERTY MISDESCRIPTION ACT 1991.

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.



## Directions







Floor Plan

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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| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

