



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.



Settle Road, Bolton By Bowland, BB7 4NU

Offers Over £400,000

AN OUTSTANDING THREE BEDROOM DETACHED HOME WITH PARKING AND COUNTRYSIDE VIEWS

This impressive, generously sized three bedroom detached cottage is being proudly welcomed to the market in the most desirable area of Bolton By Bowland. The perfect up size for any growing family, the property is beautifully presented throughout with a contemporary and stylish finish and boasts three good sized bedrooms, a spacious living diner, a stunning modern fitted kitchen plus off-road parking. The property is set in a tranquil location next to countryside and a beck yet is still conveniently close for accessing well regarded schools and isn't too far from local amenities.

Briefly comprising: a welcoming entrance hallway has doors providing access to the downstairs WC and to the kitchen. The kitchen is fitted with contemporary wall and base units, integrated appliances and has a door leading to the spacious living and dining room. The living and dining room has stairs leading to the first floor and a door providing access to the rear of the property. To the first floor the property: a landing with doors leading to three generously sized bedrooms and a modern three-piece bathroom suite.

Externally to the rear of the property you will find a gorgeous enclosed paved garden with steps down to the beautiful beck. There is a gated driveway providing off-road parking for numerous vehicles at the front of the property. The property is powered by a heat source air pump (eco friendly), has under-floor heating throughout, a house alarm and a security camera.

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Energy Efficiency Rating	
Current	Potential
	100
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
65	
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Stunning Detached Cottage
- Beautifully Presented
- Enclosed Gardens
- Three Bedrooms
- Sought After Location
- Under-Floor Heating Throughout
- Fully Renovated
- Private Gated Driveway
- Countryside Views

Ground Floor

Entrance

Wooden front door leads into the hallway.

Hallway

8'6" x 4'9" (2.59m x 1.45m)

Alarm system, spotlights, under-floor heating and doors lead to the kitchen and to the WC.

WC

3'9" x 2'5" (1.14m x 0.74m)

Wood double glazed frosted window, low basin WC, wall mounted wash basin with mixer tap, spotlights, extractor fan, part-tiled elevations and wood flooring.

Kitchen

14'6" x 10'8" (4.42m x 3.25m)

Wood double glazed window, a range of gloss wall and base units with Quartz worktops and island, stainless steel sink, two drainers and a spring neck mixer tap, Smeg double oven with built in pizza oven, a Smeg four ring induction hob, extractor hood, integrated fridge freezer, plumbing for a washing machine, spotlights, smoke alarm, wood flooring, under-floor heating, television point and an opening leads to the living/diner.

Living Diner

22'9" x 14'1" (6.93m x 4.29m)

Four wood double glazed windows, under-floor heating, spotlights, television point, multi-fuel log burner, smoke alarm, stairs to the first floor, door to under-stairs storage, wood flooring and a wood door leads to the rear of the property.

First Floor

Landing

10'10" x 8'9" (3.30m x 2.67m)

Loft access, spotlights and doors lead to the bathroom and to three bedrooms.

Bedroom One

14'11" x 10'11" (4.55m x 3.33m)

Wood double glazed window, under-floor heating, spotlights and a mains feed shower with a rainfall shower head.

Bedroom Two

13'11" x 11'8" (4.24m x 3.56m)

Three wood double glazed windows, under-floor heating and spotlights.

Bedroom Three

10'10" x 5'2" (3.30m x 1.57m)

Wood double glazed window, spotlights and under-floor heating.

Bathroom

8'7" x 5'5" (2.62m x 1.65m)

Wood double glazed window, electric heated towel rail, three piece suite comprises: dual flush WC, wall mounted vanity top wash basin with mixer tap, bath with mixer tap and rinse head, spotlights, tiled elevations, extractor fan and wood effect flooring.

External

Front

Gated entrance to the gravel driveway providing off-road parking for numerous vehicles and wraps around to the side of the property.

Rear

A paved garden with steps leading down to the beck.

Agents Notes

The property has an air source heat pump which is eco friendly. The property has a security camera and a house alarm.



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