



Lake View, Belmont, Bolton

Offers Over £199,995

Ben Rose Estate Agents are delighted to present this charming character cottage situated on a tranquil lane just off Belmont Road, Bolton. The property is conveniently located near a variety of local schools, shops, and amenities, with excellent transport links to Bolton, Blackburn, Chorley, and beyond. This semi-rural setting is perfect for outdoor enthusiasts and ideal for dog walks. Viewing at your earliest convenience is highly recommended to avoid disappointment.

The property has undergone a comprehensive refurbishment to a high standard, including a newly extended kitchen, new windows, and a complete rewiring.

Internally, the property comprises a welcoming entrance porch leading into a spacious lounge. This cozy space exudes character, featuring an exposed stone fireplace and beautiful wooden beams. The lounge seamlessly transitions into the dining area, which houses the staircase to the upper level and provides access to understair storage. Continuing through, you'll find the well-appointed kitchen at the rear of the property, offering modern wall and base units, an integrated oven/hob, and additional space for freestanding appliances.

Moving upstairs, there are two generously sized bedrooms, both boasting charming exposed stone walls. The newly fitted three-piece shower room completes the first floor.

Externally, the property sits on a private lane with space for parking at the front for one car. A detached garage on Chapel Street provides extra storage space or additional off-road parking. To the rear, there is a low-maintenance paved yard with plenty of space for outdoor furniture. Additionally, a convenient utility outbuilding is plumbed with electricity and includes a sink, offering further space for fitting freestanding appliances.







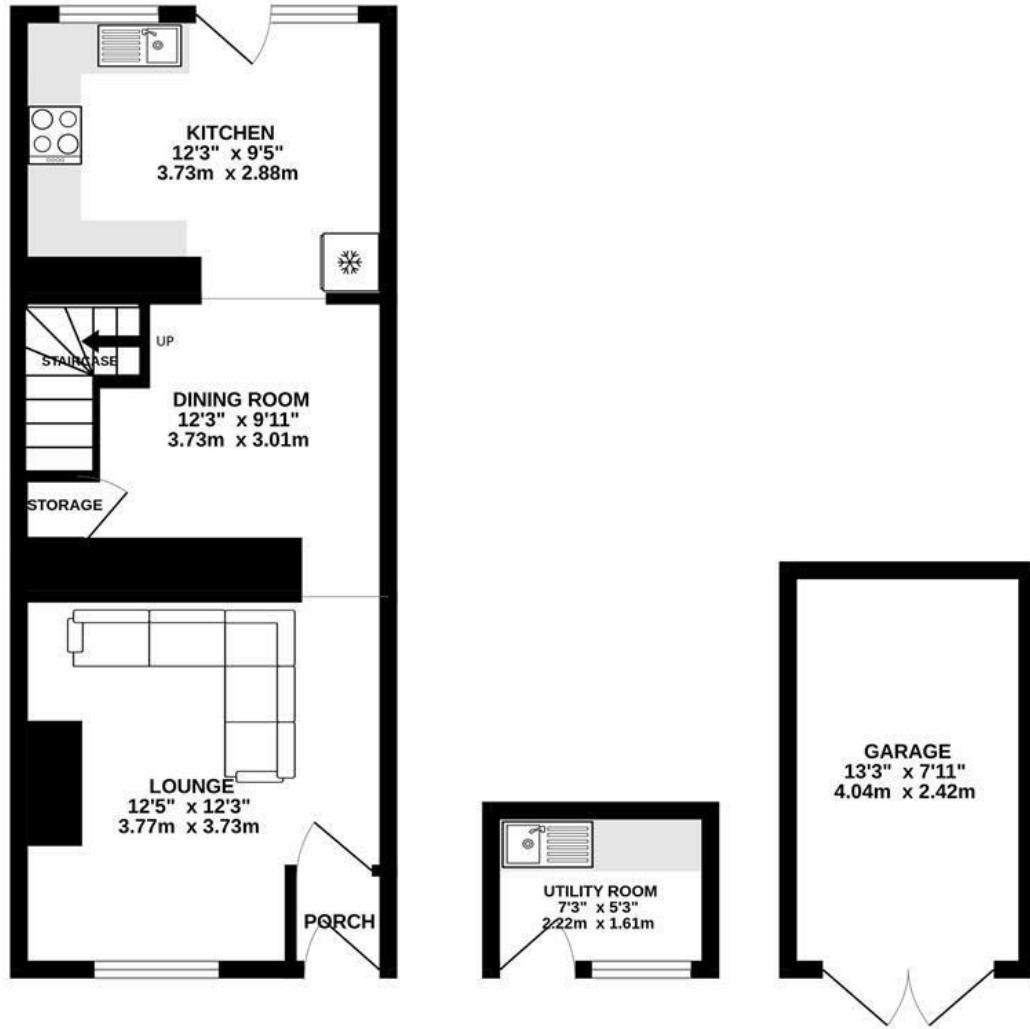




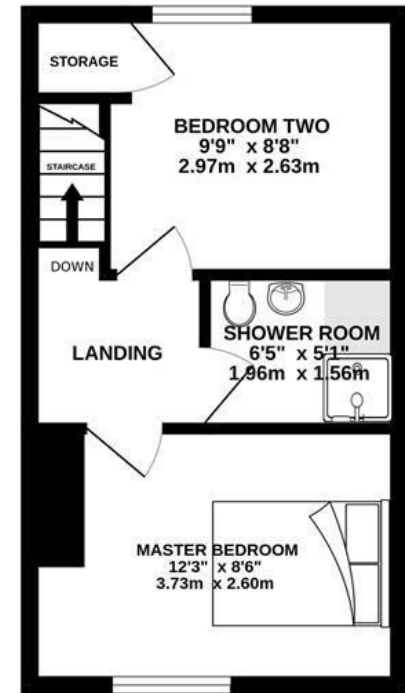


BEN ROSE

GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



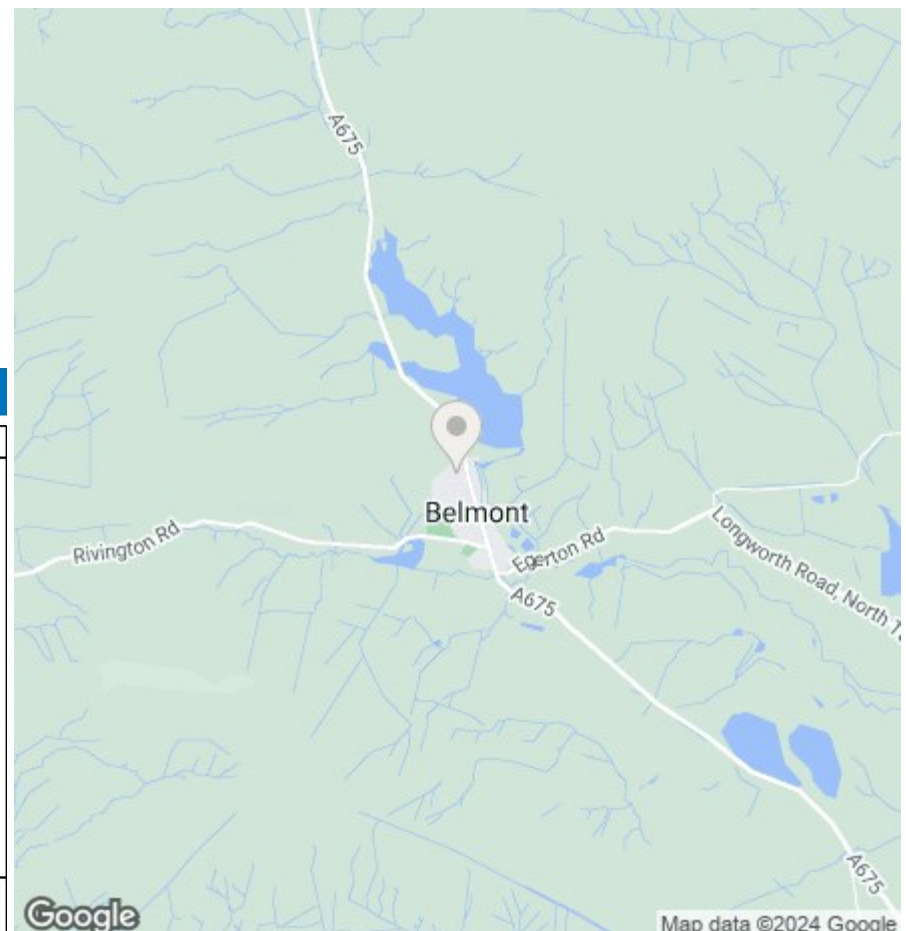
1ST FLOOR
265 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	