



Lords Stile Lane, Bromley Cross
£190,000

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Lords Stile Lane

Bromley Cross, Bolton

A charming and deceptively spacious two-bedroom semi-detached bungalow, ideally positioned in the ever-popular village of Bromley Cross. This delightful home enjoys a peaceful setting and offers fantastic potential for those looking to modernise and create a home tailored to their own taste. The welcoming rear lounge enjoys pleasant views over the garden, creating a lovely space to relax, while the property also benefits from both front and rear gardens, with the added advantage of privacy to the rear. Conveniently located, the property is exceptionally well served by public transport, with regular bus routes nearby and Bromley Cross train station just 0.3 miles away, providing easy access to surrounding areas. A range of village amenities, including supermarkets and local shops, are also within comfortable walking distance. Internally, the accommodation briefly comprises an entrance porch, hallway, lounge, kitchen, bathroom, and two well-proportioned bedrooms. Externally, the property boasts well-maintained gardens to both the front and rear, a driveway providing ample off-road parking, and a detached garage. Additional benefits include gas central heating and double glazing throughout. Offered to the market with no onward chain, this is a fantastic opportunity for downsizers, first-time bungalow buyers, or those seeking a rewarding refurbishment project in a highly desirable location.

Leasehold Title Registration Notice

The property is held on a lease with a term of 999 years from 1 May 1959. Please note that the leasehold title is currently subject to an application at HM Land Registry. Following completion of the registration process, the existing leasehold title will be surrendered, leaving only the leasehold title relating to the property. The Land Registry records are also to be updated to reflect the correct lease details. Prospective purchasers are advised to rely on their own legal investigations and seek advice from their conveyancer regarding the implications of the pending Land Registry application.

Council Tax band: B

Tenure: Leasehold

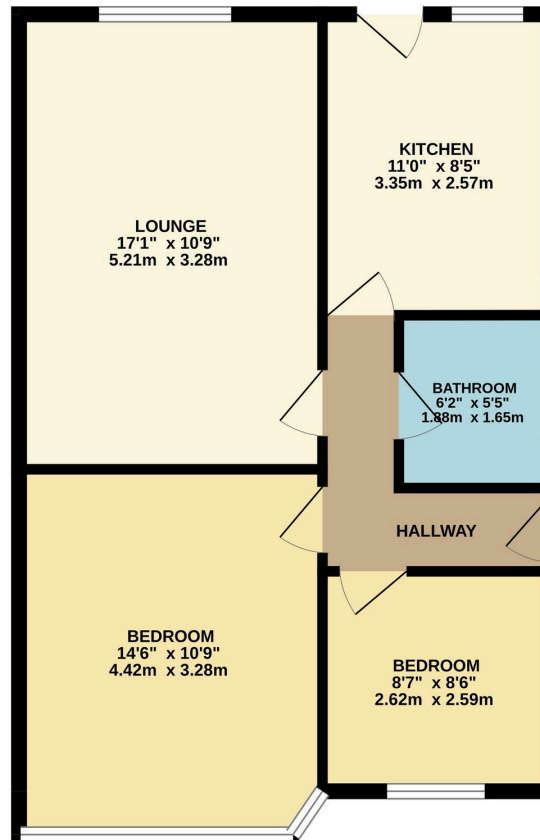
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 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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