

10 Lion Lane, Blackrod, Bolton, BL6 5HH



Offers Around £200,000

Three bedroom modernised terraced stone cottage, this spacious cottage is over three floors. This charming cottage is located in a quiet residential location and close to local shops, schools and road and rail links. Benefiting from two bathrooms, utility room off road parking, gas central heating and fully double glazed. Viewing is highly recommended to appreciate the location. condition, space that this home has to offer.

- Three Storey Stone Cottage
- Three Bedrooms
- Two Bathrooms
- EPC Rating D
- Versatile Accommodation
- Off Road Parking
- Utility Room
- Council Tax Band B



Charming three bedroom stone cottage over three floors. This spacious cottage allow flexible living space and is located in a very quiet and popular residential location. Close to local schools, shops all local amenities and good transport links. The property comprises:- Ground floor utility area, bathroom, storage area, bedroom three (currently used as a lounge) the first floor lounge, kitchen diner, second floor two bedrooms and a family bathroom. This property also benefits from fully double glazed gas central heating, off road parking and spacious utility area. Viewing is essential to appreciate the location, condition, space and all this home has to offer.



Lounge 15'7" x 12'4" (4.76m x 3.77m)

UPVC double glazed window, fitted coal effect gas open fire fireplace with set in and feature surround, double radiator,



Kitchen/Diner 15'4" x 6'7" (4.67m x 2.00m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and worktop space over, 1+1/2 bowl polycarbonate sink with single drainer, mixer tap and ceramic tiled splashbacks, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window, uPVC double glazed window to front, double radiator, stairs.



Utility Room Ground Floor 15'11" x 6'1" (4.85m x 1.85m)

Three uPVC double glazed windows, double radiator, stairs, uPVC double opaque entrance door, open plan to Storage cupboard.

Bathroom Ground Floor 5'10" x 5'9" (1.77m x 1.75m)

Three piece suite with comprising, pedestal wash hand basin, shower cubicle with glass screen and low-level WC, full height ceramic tiling to all walls, extractor fan, double radiator, ceramic tiled flooring.

Bedroom 3 Ground Floor 15'1" x 11'5" (4.59m x 3.48m)

UPVC double glazed window, coal effect electric fire fireplace with feature wooden surround, double radiator.

Landing 19'6" x 2'10" (5.94m x 0.86m)

Door to:

Bedroom 1 11'5" x 12'4" (3.49m x 3.77m)

UPVC double glazed window, fitted wardrobes, double radiator,

Bedroom 2 13'2" x 9'3" (4.01m x 2.81m)

UPVC double glazed window, fitted wardrobes double radiator, :



Bathroom 6'0" x 9'3" (1.83m x 2.81m)

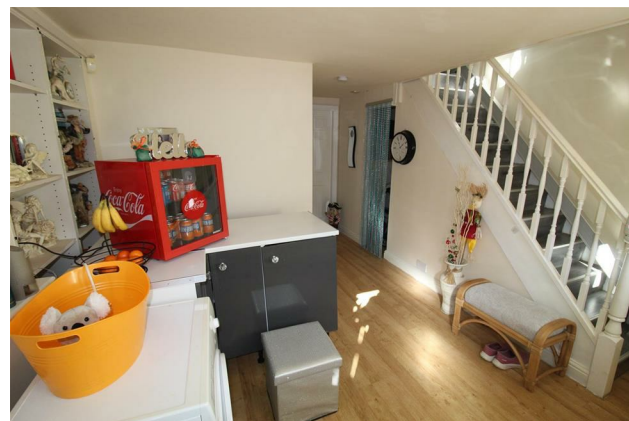
Three piece suite with comprising, pedestal wash hand basin with full height ceramic tiling to all walls, double shower with glass screen and low-level WC, double radiator.

Outside Front

Small Garden Area

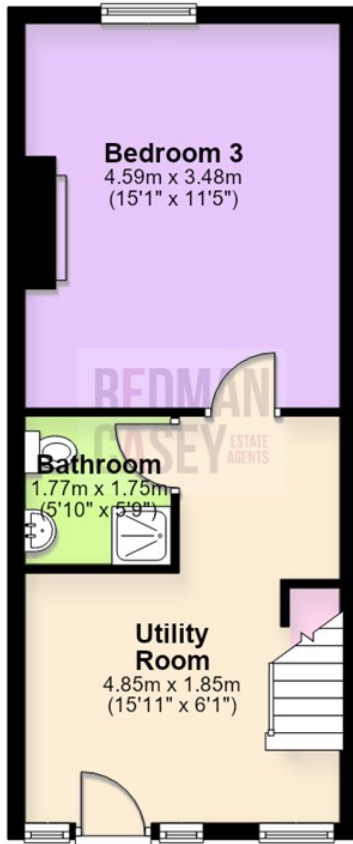
Outside Rear

Off road parking area door leading to ground floor.



Ground Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



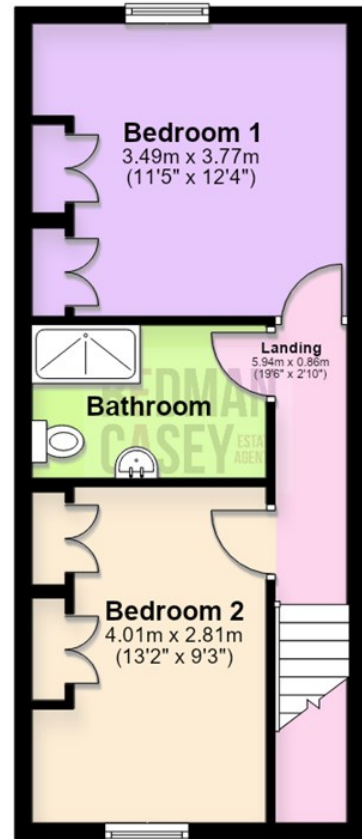
First Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



Second Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



Total area: approx. 106.8 sq. metres (1149.3 sq. feet)

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		
	60	82
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 	

