

56 Scot Lane, Blackrod, Bolton, Lancashire, BL6 5SB



Offers In The Region Of £240,000

Superbly presented and extended three bedroom semi detached property. Ideally located for access to local amenities, motorway and rail station. The property has been extensively updated and extended by the present owners to create a fantastic family home with luxury fitted 4 piece bathroom, two generous receptions , superb fitted kitchen, viewing is essential to appreciate all that is on offer.

- Extended Three Bedroom Semi Detached
- Modern Fitted Kitchen
- Off Road Parking For 2-3 Cars
- EPC Rating TBC
- Two Spacious Reception Rooms
- Luxury Four Piece Bathroom
- Viewing Essential



Situated opposite open farm land this extended and refurbished 3 bedroom semi detached property offers excellent accommodation which needs to be viewed to appreciate the overall size and condition. Comprising :- Entrance hall with feature tiled floor. cloakroom wc, family bathroom fitted with a 4 piece suite, lounge, utility room, dining room open plan to fitted kitchen and rear porch. To the first floor there are three bedroom one currently fitted out as a dressing room. Outside there are gardens to the front with artificial lawn and block paved driveway for 2-3 cars, gated access to the side leading to a paved patio through to a multi level decked area with Keta summerhouse . Only with internal inspection can this superb property be fully appreciated.

Entrance Hall

UPVC double glazed window to side, skylight, Feature cast iron double radiator, Feature terracotta tiled flooring, sloping ceiling with recessed low-voltage LED spotlights, double glazed entrance door, open plan to Hallway, folding door to:

WC

UPVC double glazed window to front, fitted with two piece modern white suite comprising, wash hand basin in vanity unit with cupboard under, low-level WC and half height ceramic tiling to all walls, extractor fan, radiator, ceramic tiled flooring, ceiling with recessed low-voltage LED spotlights.

Bathroom

Fitted with four modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap, wash hand basin in vanity unit with cupboards under, tiled double shower area and low-level WC, ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, double radiator, ceramic tiled flooring, ceiling with recessed low-voltage LED spotlights.

Hallway

Carpeted stairs to first floor landing, door to:

Lounge 12'1" x 15'1" (3.68m x 4.60m)

UPVC double glazed window to front, living flame effect gas fire set in marble surround and cast iron tiled inset, Feature cast iron double radiator, dado rail.

Utility 8'9" x 4'8" (2.67m x 1.42m)

Fitted base and eye level units with natural oak worktop space, plumbing for washing machine, space for fridge/freezer, double radiator, laminate flooring.

Dining Room 12'9" x 9'11" (3.88m x 3.02m)

Double radiator, laminate flooring, dado rail, half height timber panelling, open plan, open plan to Kitchen, door to built-in under-stairs storage cupboard.



Kitchen 12'1" x 8'10" (3.68m x 2.69m)

Fitted with a matching range of modern grey base and eye level units with underlighting, drawers and natural oak worktop space, twin bowl china butler style sink unit with swan neck mixer tap and tiled splashbacks, integrated fridge, space for range, integrated wine fridge. uPVC double glazed window to rear, uPVC double glazed window to side, tiled flooring, open plan to:

Rear Porch

UPVC double glazed window to rear, terracotta tiled flooring, Half height tiled walls, double glazed door to garden, door to:

Landing

Door to:

Bedroom 1 8'3" x 15'1" (2.51m x 4.60m)

UPVC double glazed window to front with views of open fields, double radiator, laminate flooring.

Bedroom 2 10'1" x 8'3" (3.07m x 2.51m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with sliding doors, hanging rails and shelving, radiator, laminate flooring, dado rail, half height timber panelling.

Bedroom 3 9'7" x 6'4" (2.92m x 1.94m)

UPVC double glazed window to side, built-in over-stairs storage cupboard, single radiator, wall mounted gas boiler serving heating system and domestic hot water, door.

Outside

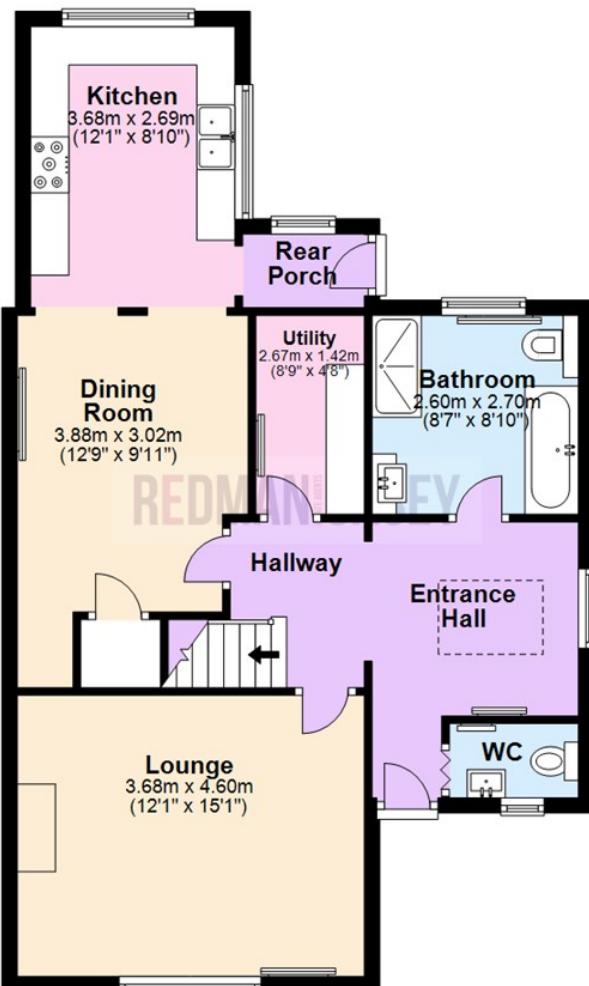
Front garden, enclosed by dwarf brick wall and timber fencing to front and sides with artificial lawned area and gravelled borders, extensive block paved driveway to the front with car parking space for three cars, wrought iron lockable sliding gated access, security and courtesy lighting, twin socket power point.

Side and rear garden, enclosed by timber fencing to rear and sides, paved patio, extensive multi level timber decking area, side gated access, security lighting, large Keta summerhouse with power supply, two Keta sheds.



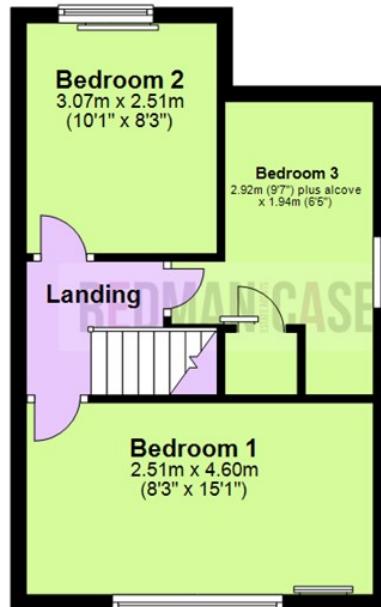
Ground Floor

Approx. 68.6 sq. metres (738.1 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



Total area: approx. 100.8 sq. metres (1084.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

