

77 Hill Lane, Blackrod, Bolton, BL6 5JN



## Fixed Asking Price £160,000

Two bedroom semi detached property in a popular location. Close to local schools, shops, local amenities and very close to countryside which allows the best of both worlds allowing for country walks in a relaxing environment. This two bedroom property benefits from double glazing, gas central heating, enclosed rear garden with patio seating area and two dedicated parking spaces. Viewing is highly recommended to appreciate the location and condition of this property.

\*\*This property is sold as an affordable home which means that the value paid is 80% of the total value this is only available to owner occupiers, no investors or buy to let. This property must always be sold with a 20% discount of market value \*\*

- Superb Modern Semi Detached
- Fitted Dining Kitchen
- 2 Parking Spaces
- EPC Rating B
- Spacious Lounge
- 2 Double Bedrooms
- Affordable Home 20% Discount Applied
- Council Tax Band B



Superbly presented two bedroom semi detached property situated in this popular village location. Built by Roland Homes in 2020 The property still benefits from the residue of the 10 year NHBC warranty and comprises:- Vestibule, lounge, WC, kitchen diner, to the upstairs there are two double bedrooms and a family bathroom. Outside there is open plan gardens to the front and side along with an enclosed rear garden with patio seating area and two dedicated parking spaces. Ideally located for access to local schools, shops, local amenities and very close to countryside which allows the best of both worlds allowing for country walks in a relaxing environment. Viewing is highly recommended to appreciate the location and condition of this property.

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### **Vestibule**

Radiator, double glazed composite entrance door, door to:

### **Lounge 13'7" x 11'6" (4.13m x 3.51m)**

Double glazed box window to front, two radiators, laminate flooring, stairs to first floor landing, door to:

### **Hall**

Laminate flooring, open plan, door to:

### **WC**

Fitted with two piece modern white suite comprising, pedestal wash hand basin with tiled splashback and extractor fan, laminate flooring.

### **Kitchen/Diner 8'8" x 11'7" (2.64m x 3.53m)**

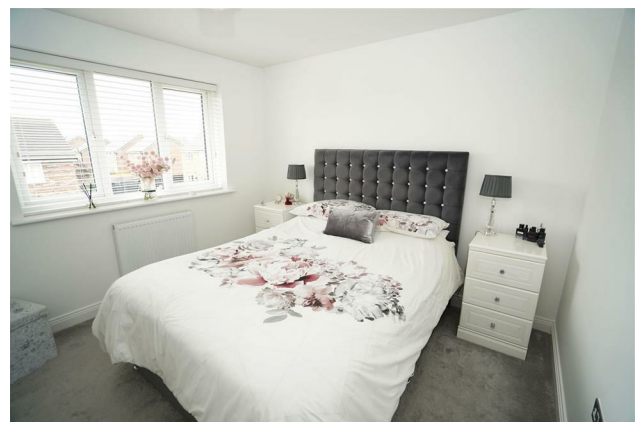
Fitted with a matching range of modern base and eye level units with contrasting round edged worktops with matching upstands, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, laminate flooring, uPVC double glazed french doors to garden.

### **Landing**

Access to loft space, door to:

### **Bedroom 1 10'4" x 11'6" (3.16m x 3.51m)**

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with part mirrored sliding doors, hanging rails and shelving, radiator.



### Bedroom 2 8'10" x 11'6" (2.70m x 3.51m)

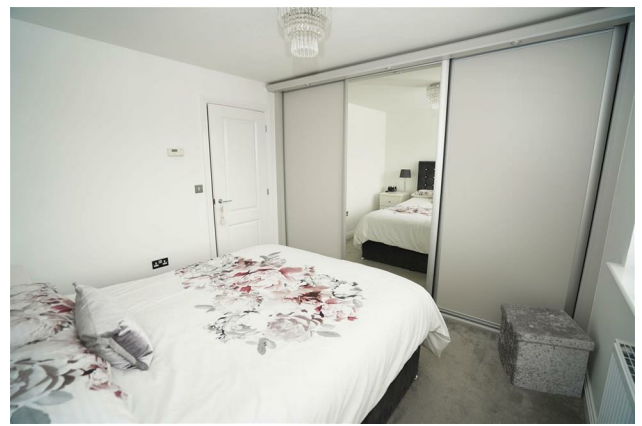
UPVC double glazed window to front, built-in over-stairs storage cupboard, radiator, door to:

### Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, ceramic tiling to three walls, uPVC frosted double glazed window to side, heated towel rail, vinyl flooring.

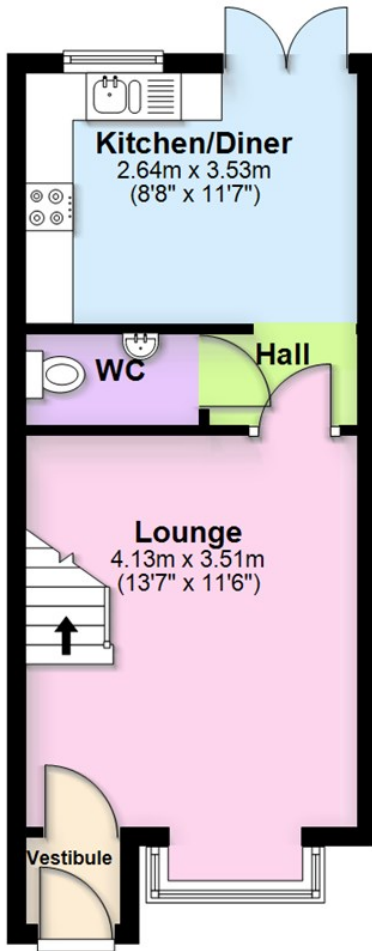
### Outside

Open plan front garden with mature flower and shrub borders, paved pathway leading to front entrance and side gate. Side area enclosed by timber fencing to side, paved pathway with gravelled area, bin storage. Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area, side gated access, courtesy lighting, two allocated parking spaces to the rear of the property.



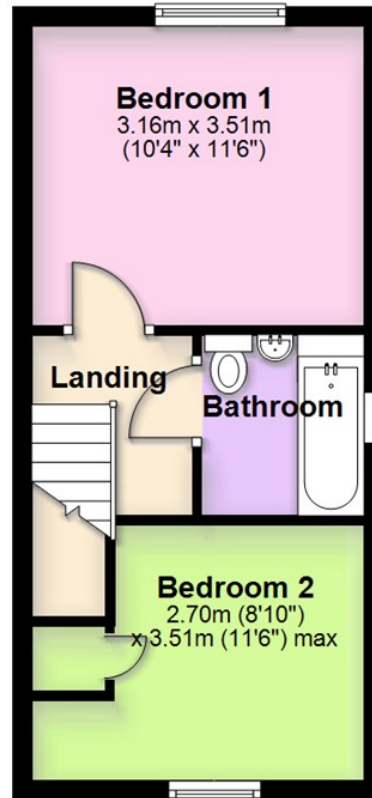
## Ground Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



## First Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Total area: approx. 57.3 sq. metres (617.3 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
Very energy efficient - lower running costs		97
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

