



Plodder Lane
Bolton

Miller Metcalfe
Every step of the way

Plodder Lane

Bolton

Terraced  3  2 EPC Rating - To be confirmed

Looking for something semi-rural but with the added advantage of being close enough to motorway links and amenities? Then we urge you to discover the small hamlet of converted farm buildings tucked back from the main road along a private single-track lane with views over Farmers fields to both sides!

Finished to an immaculate standard, welcome to Number 6, Moss Hall Farm Cottage! You will find this warm and welcoming home at the end of the lane and situated within a courtyard environment. The property is laid out over two floors and is warmed by gas central heating and benefitting from double glazing.

Accommodation briefly comprises: entrance hallway with sweeping staircase, ground floor W/C, large family living room with patio door, a simply breathtaking modern fitted kitchen with a comprehensive array of integrated appliances completes the ground floor. The first floor reveals three bedrooms with an en suite shower room the master bedroom and a three piece family bathroom suite.

Explore the range of restaurants in Westhoughton and Horwich. For shopping and all things retail, head to nearby Middlebrook Retail Park – only two junctions up the M61. Excellent access for Royal Bolton Hospital and perfectly placed for families, there are several primary schools nearby.

EE - Average
Vodafone - High
Three - Average
O2 - Average

SATELLITE / FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes

TENURE
Leasehold
Lease Term Remaining
981 years

LOCAL AUTHORITY
Bolton

COUNCIL TAX
Band: C
Annual Approx Price: £1,742

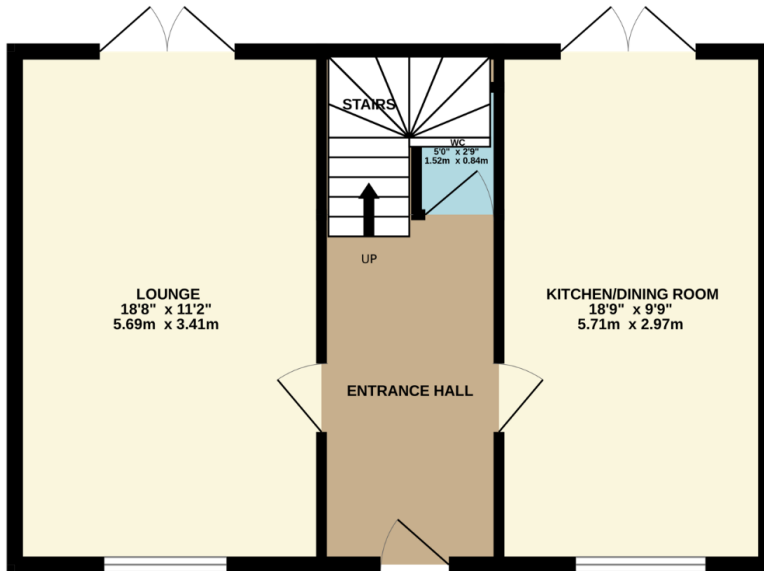
FLOOD RISK
Very Low

MOBILE COVERAGE

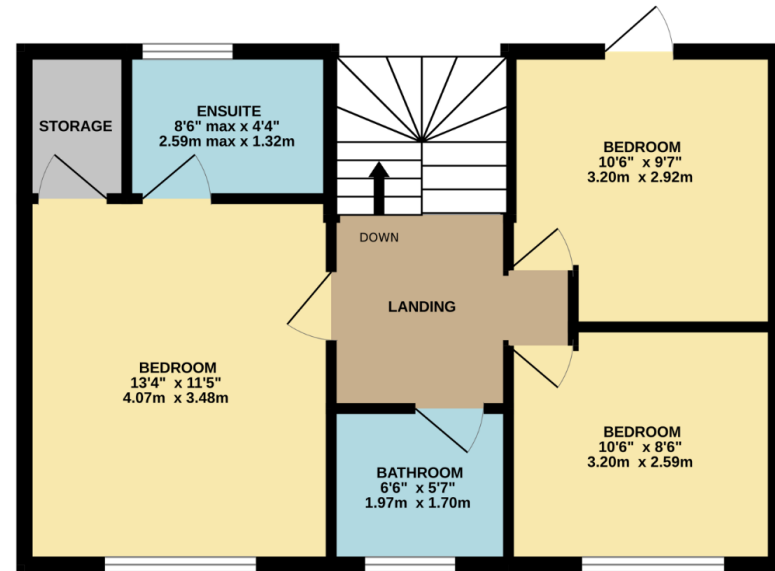




GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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