



Botton Road

Turton

Miller Metcalfe
Every step of the way

Botton Road

Turton

Terraced

3

1

EPC Rating - D

Introducing this charming stone terraced cottage located in a desirable location.

This delightful property boasts three double bedrooms and family bathroom with a fitted four piece suite, perfect for family or professionals seeking a comfortable living space. The house features an enclosed yard to the rear, ideal for relaxing during warmer months.

The interior is tastefully decorated with a modern touch, offering a cosy atmosphere that instantly feels like home. The lounge/dining room with balcony is a very good size and is perfect for unwinding after a long day, modern fully-equipped kitchen provides a functional space for preparing delicious meals.

The property further benefits from full height glazed windows.

Local amenities, transport links, and schools are all within easy reach, making this property an ideal choice for those seeking convenience and comfort. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing.

TENURE/AUTHORITY COUNCIL TAX

Blackburn with Darwen
Band C Annual Cost £1,977

TENURE

Leasehold
Lease term date 999 years from 27/05/1999
Lease term remaining 974 years
Lease end date 28/05/2998

SATELLITE/FIBRE TV AVAILABILITY

BT
Sky

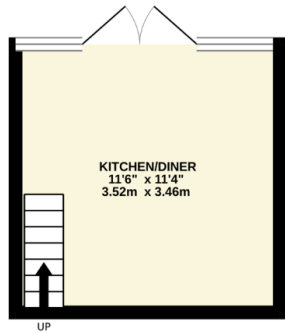
BROADBAND

Basis: 19 MBPS
Superfast: 80 MBPS

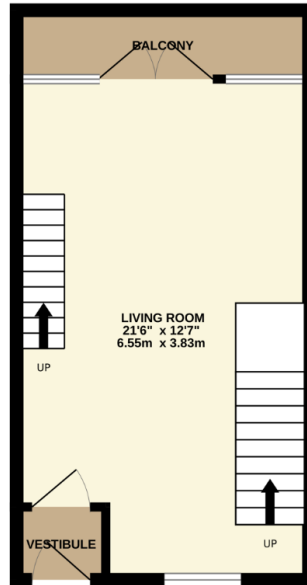




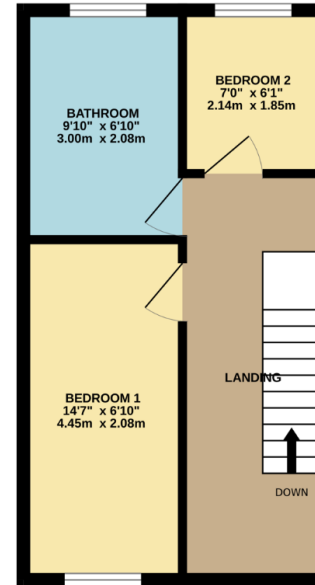
BASEMENT
131 sq.ft. (12.2 sq.m.) approx.



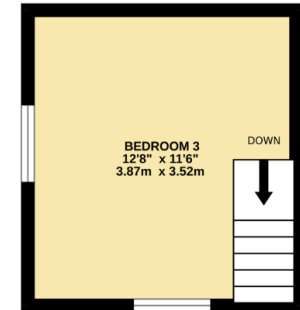
GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



2ND FLOOR
146 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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.
Made with Metropix ©2024

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.