

43 Mill View Lane, Arcon Village, Bolton, Greater Manchester, BL6 6TL



Price £269,995

Stunning three bedroom mews property with study located in the heart of this superb conservation area. The property offers excellent accommodation along with access to local moorland walks and countryside.

With large Dining Kitchen, spacious lounge with french windows onto paved patio and private rear garden,

- 4 Bedrooms
- Fitted Kitchen/Diner
- Close To Countryside
- Allocated Parking
- Ensuite Shower Room
- Private Rear Garden



Located in this stunning village setting Arcon Village was built c2006 by Redrow homes and offers contemporary living in a countryside location. The properties on the estate are varied and this particular property offers excellent accommodation which comprises :- Dining kitchen fitted with a range of modern base and wall units with built in and integrated appliances, hallway, cloak room, lounge with French door to private rear gardens. To the first floor there are three bedrooms the master having en suite shower room and study/ bedroom 4 and a family bathroom with three piece modern suite. Fitted wardrobes to two bedrooms and fitted office furniture to bedroom 4 as currently used as an office. Outside there is an enclosed garden to the rear with artificial lawned area and large paved sun patio perfect for entertaining. The [property also benefits from two parking spaces, double glazing and gas central heating, Viewing is essential to appreciate all that is on offer with this superb property.



Kitchen/Dining Room 12'8" x 15'9" (3.85m x 4.80m)

Fitted with a matching range of oak fronted base and eye level units with underlighting, drawers and contrasting worktop space over, 1+1/2 bowl china sink unit with stainless steel swan neck mixer tap and tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, space for range with extractor hood over, double glazed sash window to front, built-in meter cupboard, two double radiators, ceramic tiled flooring, door to:



Hallway

Radiator, carpeted stairs to first floor landing, door to:

WC

Fitted with three piece modern white suite comprising, wall mounted wash hand basin, low-level WC and extractor fan, half height ceramic tiling to all walls, radiator, ceramic tiled flooring.



Lounge 10'11" x 15'9" (3.32m x 4.80m)

Double glazed sash window to rear, two double radiators, coving to ceiling, double glazed french doors to garden, door to Storage cupboard, built-in under-stairs storage cupboard.

Landing

Door to:

Bedroom 1 11'2" x 9'3" (3.41m x 2.81m)

Double glazed sash window to front, fitted bedroom suite with a range of wardrobes comprising two fitted single wardrobes with overhead storage, cupboards and drawers, radiator, door to:



En-suite

Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with drawers and mixer tap and tiled shower enclosure, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring.

Bedroom 2 11'1" x 6'7" (3.38m x 2.01m)

Double glazed sash window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching cupboard, radiator.

Bedroom 3 14'7" x 6'3" (4.45m x 1.91m)

Double glazed sash window to front, boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, door to:

Study/ Bed 4 7'8" x 8'11" (2.34m x 2.72m)

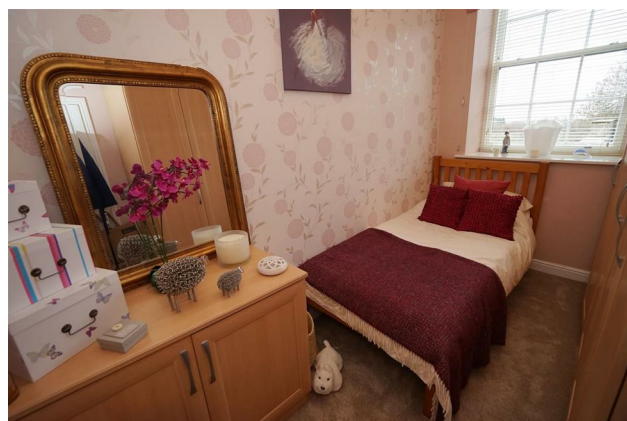
Double glazed sash window to rear, radiator, Currently used as a study the room is fitted with a range of fitted units including built-in with floor and wall cupboards and desk unit.

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 low-level WC, ceramic tiling to all walls, extractor fan, shaver point, radiator, ceramic tiled flooring.

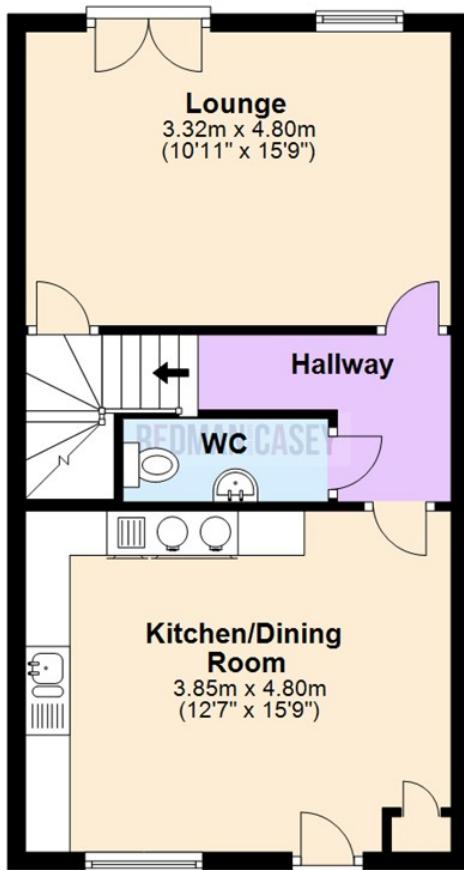
Outside

Private rear garden, enclosed by stone wall and timber fencing, paved sun patio, gravelled pathway with steps up to artificial lawned area and mature flower and shrub borders, timber garden shed, exterior lighting.



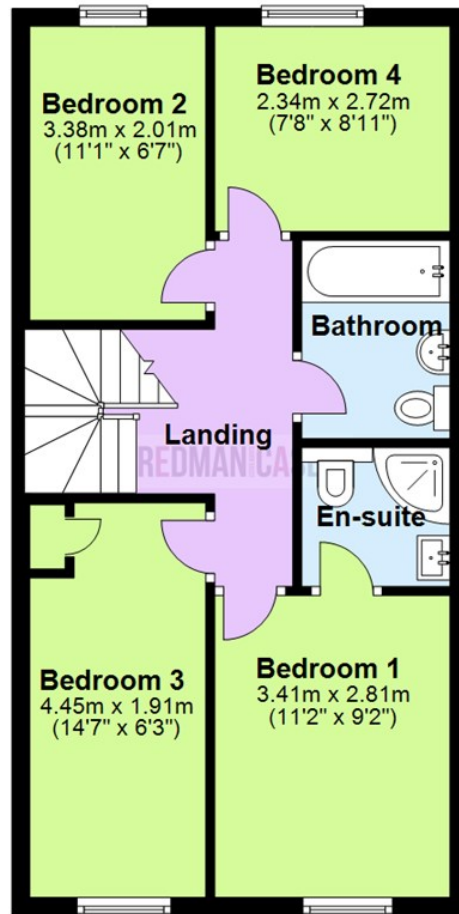
Ground Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



Total area: approx. 91.5 sq. metres (984.4 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		
(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		
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	

