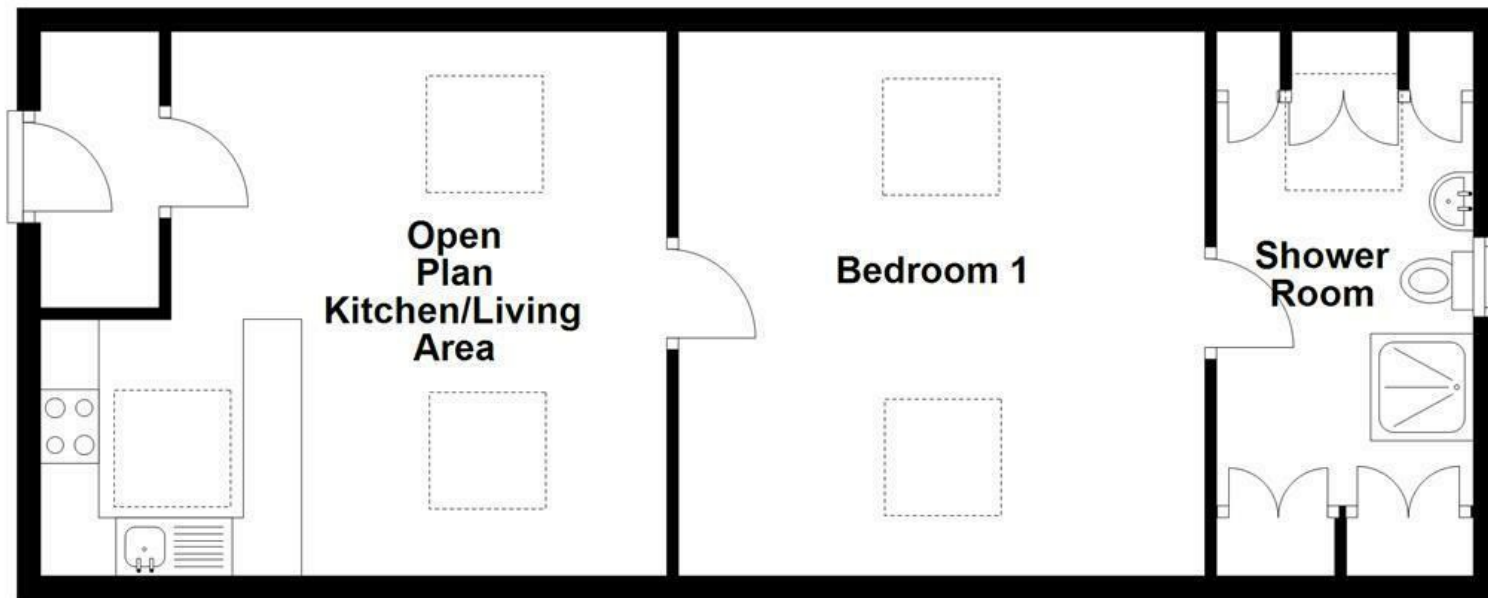


Ground Floor



Stump Cross Lane, Bolton By Bowland, BB7 4LX

£695

CHARMING ONE BEDROOM FLAT IN AN ENVIABLE LOCATION

Located in the picturesque village of Bolton By Bowland, this charming one-bedroom flat on Stump Cross Lane is being welcomed to the rental market. It offers a delightful retreat in a stunning rural setting. The property boasts breath-taking views of the surrounding farmland, providing a serene backdrop for your daily life.

Upon entering, you will find a contemporary kitchen that seamlessly opens into a spacious lounge, creating an inviting atmosphere perfect for relaxation or entertaining guests. The design is very functional, ensuring that you have all the amenities you need at your fingertips.

The flat features a generously sized double bedroom, providing ample space for comfort and rest. Additionally, the large shower room is equipped with extra built-in storage, making it both practical and stylish.

For your convenience, off-road parking is available to the rear of the property, ensuring that you have easy access to your vehicle while enjoying the tranquility of your surroundings.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Stump Cross Lane, Bolton By Bowland, BB7 4LX

£695



- Immaculate Flat
- Fitted Kitchen
- Off Road Parking
- One Bedroom
- Open Plan Living
- Council Tax Band B
- Three Piece Shower Room
- Sought After Location
- EPC Rating D

Entrance Vestibule

7'9 x 3'4 (2.36m x 1.02m)

UPVC double glazed frosted front door, loft access, partial wood effect flooring, wood panel base unit with granite effect work surface and door to open plan kitchen/living area.

Open Plan Kitchen/Living Area

17'8 x 15'4 (5.38m x 4.67m)

Three Velux windows, electric heater, wood panel base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated Hotpoint oven with four ring electric hob and extractor hood, integrated under counter fridge freezer, wood effect flooring and door to bedroom.

Bedroom

16'7 x 14'10 (5.05m x 4.52m)

Two Velux windows, electric heater and door to shower room.

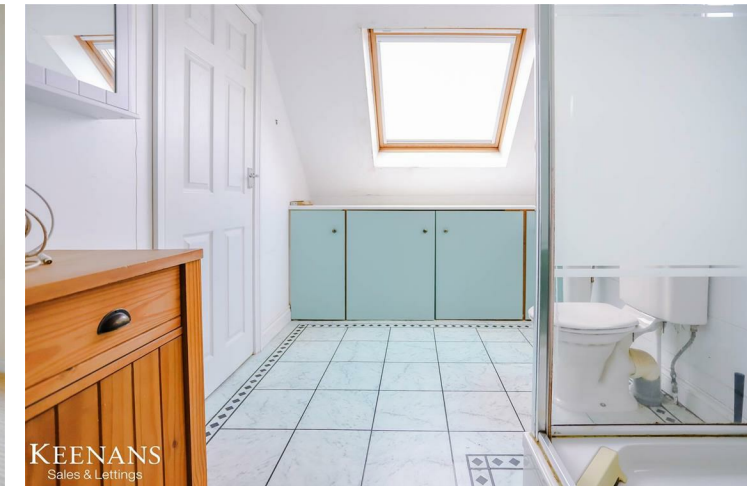
Shower Room

12'7 x 7'3 (3.84m x 2.21m)

Velux window, hardwood single glazed frosted window, electric feed shower enclosed, low basin WC, pedestal wash basin with traditional taps, partially tiled elevations, extractor fan, tiled flooring and eave storage.

External

Off road parking.



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