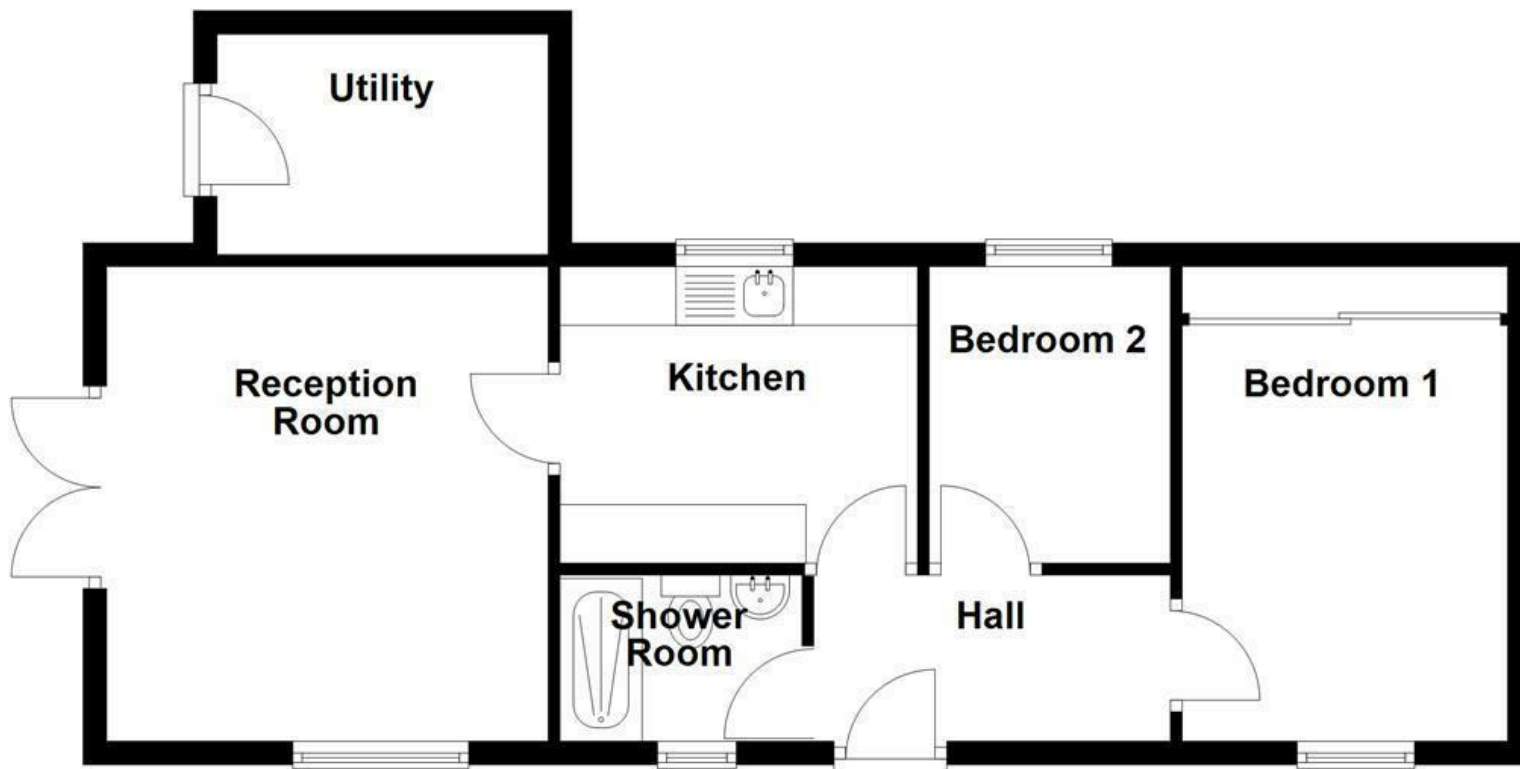


Ground Floor



Roding Brook Road, Bolton, BL2 4JG

Offers Over £425,000

AN IDYLIC 1.65 ACRE PLOT WITH 2 BEDROOM LODGE PLUS PLANNING PERMISSION FOR A 4 BEDROOM DETACHED HOME

Nestled in the picturesque rolling countryside within the Bury & Bolton border, this cedar lodge on Roding Brook Road presents a unique opportunity for those seeking a tranquil lifestyle. Set within a generous 0.4 acre plot plus a 1.25 acre field, this spacious two-bedroom lodge is complemented by planning permission to construct a detached four-bedroom family home, making it an ideal investment for future development.

The lodge itself boasts a welcoming reception room, perfect for relaxation and entertaining, alongside two well-proportioned bedrooms that provide comfortable living spaces. The property also includes a modern bathroom, ensuring convenience for residents. Additionally, the plot features a storage unit and an outbuilding, offering ample space for all your storage needs.

The land is located across the lane adjacent to the lodge and features a babbling brook with seating area, a detached summer house with lighting and power, and surrounding mature trees.

One of the standout features of this property is its stunning views, which stretch towards the vibrant Manchester City Centre, while being conveniently located next to the Harwood Golf Course. This idyllic setting allows for a peaceful retreat, away from the hustle and bustle of urban life, yet still within easy reach of city amenities.

This property is an exceptional opportunity for anyone looking to create their dream family home in a serene environment. With the potential for expansion and the beauty of the surrounding countryside, this lodge is

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.

Roding Brook Road, Bolton, BL2 4JG

Offers Over £425,000



- An Idyllic Two Acre Plot With Two Bedroom Lodge
 - Off Road Parking with Electric Gates
 - Council Tax Band A
 - Close Proximity To Local Amenities
- Planning Permission To Build A Four Bedroom Detached Property
 - Viewing Essential
 - Tenure Freehold
- Ideal Investment Opportunity
 - EPC Rating N/A
 - Easy Access To Major Commuter Routes

Ground Floor

Hall

9'11 x 4'7 (3.02m x 1.40m)
Composite double glazed entrance door, central heating radiator, spotlights, smoke alarm, wood effect flooring and doors to shower room, kitchen and two bedrooms.

Bedroom One

13'3 x 9'1 (4.04m x 2.77m)
UPVC double glazed window, central heating radiator, spotlights, smoke alarm, fitted wardrobes and wood effect flooring

Bedroom Two

8'4 x 6'10 (2.54m x 2.08m)
UPVC double glazed window, central heating radiator, spotlights, smoke alarm and wood effect flooring.

Shower Room

6'9 x 4'7 (2.06m x 1.40m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, part PVC panel elevation and wood effect flooring.

Kitchen

9'11 x 8'4 (3.02m x 2.54m)
UPVC double glazed window, central heating towel rail, range of wall and base units, laminate work top, oven with four ring electric hob, glass splash back, extractor hood, stainless steel sink and drainer with mixer tap, integrated fridge, spotlights, loft access, smoke alarm, wood effect flooring and door to reception room.

Reception Room

13'3 x 12'4 (4.04m x 3.76m)
UPVC double glazed window, central heating radiator, spotlights, smoke alarm, television point, feature log burning stove, wood effect flooring and UPVC double glazed French doors to garden.

External

Laid to lawn gardens, Indian paving, bedding areas, electric gated off road parking, storage units and door to utility.

Utility

9'2 x 6'2 (2.79m x 1.88m)
Plumbed for washing machine and dryer, space for fridge freezer,

Outbuilding

WC, shower and storage.



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