



RED LANE

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LOOKING FOR A 2-BED COTTAGE?

**WITH ITS CHARACTERFUL INTERIOR,
AND CONVENIENT POSITION ALONG
RED LANE, THIS MID TERRACED
COTTAGE IS A HOME NOT TO BE
MISSED.**

PULL UP ON THE BLOCK PAVED DRIVEWAY OF
THIS DISTINCTIVE PERIOD COTTAGE AND MAKE
YOUR WAY TO THE FRONT DOOR.



**NEWTON
& CO**
FOR SALE
01204 329975
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DEPOSIT YOUR BOOTS AND COAT IN THE HANDY VESTIBULE BEFORE CONTINUING THROUGH INTO THE LIVING ROOM FOR A WARM AND INVITING WELCOME HOME.

LIGHT FLOWS IN THROUGH THE WINDOW WHICH LOOKS OUT OVER THE FRONT GARDEN.

BENEATH FOOT, A TIMBER LAMINATE FLOOR IS OFFSET NICELY AGAINST THE NEUTRAL WALLS AND EXPOSED BEAMS.

NESTLED WITHIN THE CHIMNEY BREAST IS A GAS FIRE SET ON A STONE HEARTH. PERFECT FOR SNUGGLING UP IN FRONT OF IN THE CHILLY WINTER MONTHS.







CONTINUE THROUGH INTO THE KITCHEN/ DINER.

TO ONE SIDE, WHITE 'SHAKER-STYLE' WALL AND BASE CABINETS ARE ARRANGED IN A HANDY U-SHAPE WITH SPACE FOR A FREESTANDING FRIDGE/ FREEZER, OVEN AND WASHING MACHINE.

A CERAMIC SINK AND DRAINER SITS UPON THE OAK WORKTOP BY THE WINDOW LOOKING OUT ONTO THE REAR GARDEN.

STEPS LEAD UP TO THE DOOR THAT LEADS OUT ONTO THE GARDEN.





TAKE THE STAIRCASE UP TO THE FIRST FLOOR WHERE TWO CHARACTERFUL BEDROOMS AWAIT.

HEAD RIGHT, INTO A SPACIOUS MAIN BEDROOM, LIGHT AND AIRY COURTESY OF WINDOWS TO THE FRONT ELEVATIONS.

THERE'S PLENTY SPACE FOR A FULL SET OF BEDROOM FURNITURE ALONGSIDE THE DOUBLE BED.





ACROSS THE WAY, BEDROOM TWO COMES DECORATED IN BLUE WITH WALNUT STYLE LAMINATE FLOORING AND WINDOW THAT LOOKS OUT OVER THE REAR GARDEN.



SERVING THE BEDROOMS IS A THREE-PIECE FAMILY BATHROOM SUITE COMPRISING OF WC, PEDESTAL WASH HAND BASIN AND BATH WITH SHOWER. CREAM TILES LINE THE WALLS AND FLOOR.





RETURNING DOWNSTAIRS, STEP OUTSIDE, WHERE A STONE PATIO ARRANGED ON TWO LEVELS IS THE PERFECT SPOT IN WHICH TO ENJOY A PEACEFUL GIN AND TONIC AFTER A BUSY DAY.

THE PATIOS FEATURE PAVING AND RAISED DECKING AREAS FOR AN AESTHETICALLY CAPTIVATING APPEAL

MATURE TREES, AND FENCING PANELS PROVIDE PRIVACY AND SCREENING TO THE BOUNDARY.

COLOURFUL MATURE PLANTS AND BORDERS LINE THE FRONT PATIO, ALL ENCASED WITH A STONE WALL.

TO THE FRONT, THE DRIVEWAY PROVIDES PLENTY SPACE FOR 2 CARS.





OUT AND ABOUT

NUMBER 129 RED LANE IS CONVENIENTLY PLACED CLOSE TO A WHOLE HOST OF SHOPS, CAFES AND AMENITIES CLOSE BY IN BOTH BRIGHTMET AND HARWOOD.

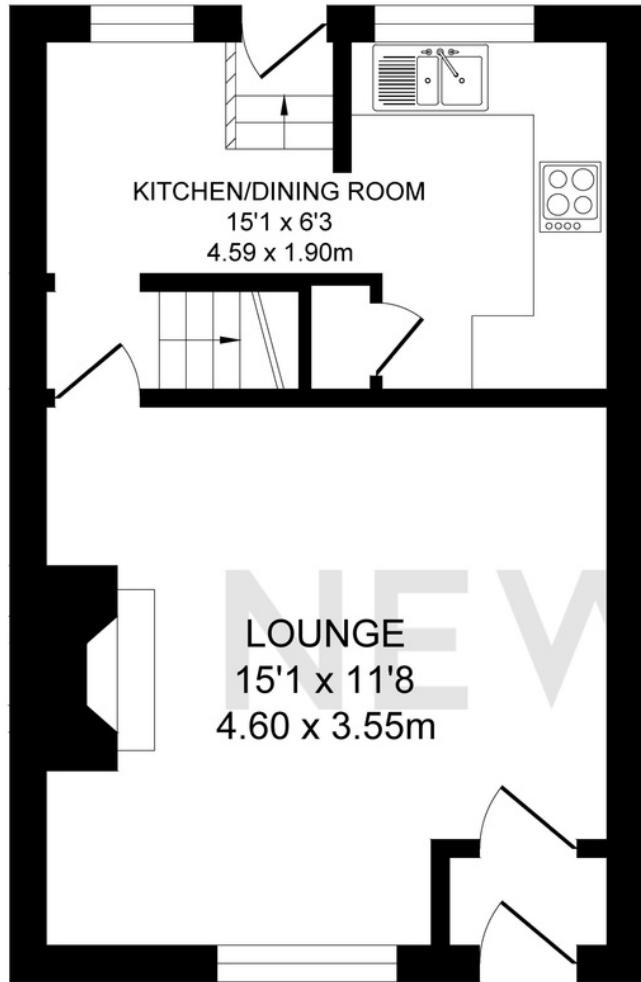
WITH SO MUCH CLOSE BY, STEP OUT OF THE FRONT DOOR AND EXPLORE THE DELIGHTS AWAITING YOU ON THE DOORSTEP.

COMMUTERS ARE WELL SERVED WITH EASY LINKS TO THE M60, M61 AND M66.

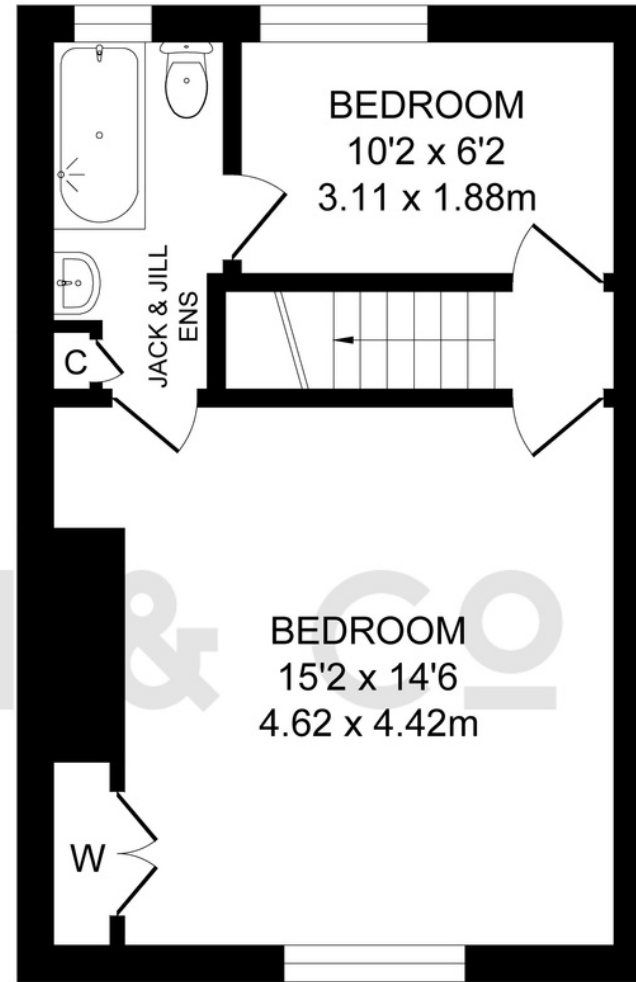
FOR FAMILIES, THERE ARE A NUMBER OF SCHOOLS CLOSE BY INCLUDING RED LANE PRIMARY SCHOOL JUST ACROSS THE ROAD.

FOR A CHARACTERFUL COTTAGE ON THE EDGE OF RURAL LANDSCAPE, BOOK YOUR VIEWING TODAY.





GROUND FLOOR
APPROX. FLOOR
AREA 34.1 SQ.M
(367 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 34.1 SQ.M
(367 SQ.FT.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			
		41	62
England, Scotland & Wales			



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