



Total area: approx. 217.7 sq. metres (2343.7 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.



**The Rowans 1 Easedale Road, Heaton, Bolton, Lancashire, BL1 5LL**

Stunning extended detached property offering excellent family accommodation, with flexible living space which could work for a multi generational family. The property has been improved and extended by the current owners to a high standard and viewing is essential to appreciate all that is on offer. 3 reception rooms, modern fitted breakfast kitchen 5 bedrooms with en-suite to two plus family bathroom. large gardens and integral garage with ample parking. Potential for self contained 1 bedroom annexe.

**Offers Over £650,000**

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





Ideally located for access to local amenities, shops and schools, this extended detached home offers excellent and flexible accommodation which would suit a growing family or multi generational family. Having been extended and improved by the current owners to a very high standard and comprises :- Porch, hallway, cloaks wc, office, lounge with feature fire, fitted kitchen, dining room, family room and gym area. To the first floor there are 5 bedrooms all with fitted wardrobes and two with en suite shower rooms, family bathroom with fitted five piece suite. sitting area overlooking rear garden. Outside there are private south facing gardens to the rear with large patio and lawn area, to the front there is a large drive on drive off resin bound driveway leading to integral garage. Viewing is essential to appreciate all that is on offer. Potential for self contained 1 bedroom annexe.

**Porch**  
Double glazed composite entrance door, door to:

**Entrance Hall**  
Double radiator, stairs to first floor landing, door to:

**WC**  
UPVC frosted double glazed window to front, fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and tiled splashback and WC, ceramic tiled flooring.

**Dining Room**  
18'5" x 9'0" (5.61m x 2.75m)  
UPVC double glazed window to side, uPVC double glazed window to front, radiator, coving to ceiling, door to:

**Family Room**  
18'5" x 10'7" (5.61m x 3.22m)  
UPVC double glazed window to front, radiator, door to:

**Office**  
5'7" x 9'0" (1.71m x 2.75m)  
UPVC double glazed window to side, radiator, Fitted out with built-in storage double height cupboard, wall cupboards and low level storage with open shelving, workspace and drawers.

**Kitchen/Diner**  
20'5" x 8'6" (6.23m x 2.60m)  
Fitted with a matching range of modern cream base and eye level units with drawers, cornice trims and complementary Corien worktop space, 1+1/2 bowl china sink unit, integrated fridge/freezer and slimline dishwasher, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, tiled flooring, uPVC double glazed side door, door to:

**Lounge**  
15'11" x 15'7" (4.86m x 4.75m)  
Two windows to side, two windows to rear, double radiator, coving to ceiling, feature with corien hearth, solid fuel burner stove with glass door, double door, door to:

**Gym**  
UPVC double glazed window to side, radiator, double glazed bi-fold doors to garden, door to:

**Shower Room**  
Fitted with three piece modern white suite comprising tiled shower enclosure, wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, uPVC frosted double glazed window to side, radiator.

**Landing**  
Open plan to Sitting Room, door to:

**Bedroom 2**  
16'3" x 8'2" (4.95m x 2.48m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with hanging rails and shelving, fitted matching dressing table, vanity mirror and drawers, radiator, door to:

**En-suite**  
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled shower enclosure, WC with hidden cistern, shaver point, uPVC frosted double glazed window to rear.

**Bedroom 3**  
13'7" x 9'0" (4.14m x 2.74m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, fitted matching dressing table and bedside cabinet.

**Bedroom 5**  
9'5" x 5'7" (2.87m x 1.70m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with overhead storage and cupboard, radiator.

**Bedroom 3**  
9'1" x 12'10" (2.78m x 3.91m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s), fitted matching cupboards, bedside cabinet and drawers.

**Bathroom**  
Fitted with five modern white suite comprising deep bow fronted bath with independent shower over and mixer tap, twin wash hand basins with vanity unit with cupboards and drawers under, mixer taps. Full height ceramic tiling to all walls, tiled shower



enclosure and low-level WC, heated towel rail, shaver point, uPVC frosted double glazed window to side, ceramic tiled flooring.

**Bedroom 1**  
13'8" x 10'7" (4.17m x 3.23m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes, fitted matching bedside cabinet and drawers, radiator, door to:

**En-suite**  
Fitted with four piece modern white suite comprising twin wash hand basin in vanity unit with corien top, cupboards under and mixer tap and tiled double shower enclosure, WC with hidden cistern, heated towel rail, shaver point.

**Sitting Room**  
14'1" x 10'7" (4.29m x 3.23m)  
Radiator, stairs, uPVC double glazed french doors juliet balcony.

**Outside**  
Front garden, enclosed by dwarf brick wall and timber fencing to front and sides with mature shrub borders, resin bound driveway to the front leading to garage and car parking space for three four cars, double gates.  
Private rear garden, enclosed by timber fencing and mature to rear and sides, large paved sun patio, timber garden shed, well stocked mature flower and shrub borders with steps down to lawn area, courtesy lighting.

**Garage**  
Integral single garage with power and light

connected, inspection pit wall mounted gas combination boiler serving heating system and domestic hot water washing machine stainless steel sink unit with tiled splashbacks space for, Up and over door.