

10 Cromdale Avenue, Heaton, Bolton, BL1 4PS



£240,000

Superbly presented and fully renovated three bedroom semi detached situated just off Devonshire Road in Heaton. The property has undergone a comprehensive refurbishment by the current owner and offers fantastic accommodation with a fantastic dining kitchen with bi fold doors to rear stunning bathroom spacious lounge and three generous bedrooms. Outside there is potential to extend subject to consent. Sold with no chain and vacant possession, Viewing is essential to appreciate all that is on offer.

- Refurbished to a High Standard Throughout
- Spacious Lounge
- Luxury 4 Piece Bathroom
- EPC Rating C
- 3 Bedrooms
- Superb Fitted Kitchen Diner
- No Chain
- Council Tax Band C



Ideally located for access to local amenities, shops, schools and transport links this three bedroom semi detached has undergone a comprehensive refurbishment to a high standard and only with internal viewing can this be appreciated. Currently the property comprises: Entrance hall with LVT flooring and glass balustrade to the staircase, spacious lounge, fitted kitchen diner with a range of Dark graphite units and white quartz worktops, built in and integrated appliances. Bi fold doors leading to the rear garden. To the first floor there are three bedrooms and stunning bathroom fitted with a luxury 4 piece suite. Outside there are gardens to the front and rear with potential to extend to the rear subject to consent.



Entrance Hall

Frosted double glazed window to side, Amaro luxury vinyl flooring with under floor heating, carpeted stairs to first floor landing with glass panelled balustrade, Composite entrance door, open plan to Kitchen/Diner, door to:

Lounge 13'8" x 10'4" (4.17m x 3.15m)

Two windows to front, two Storage cupboard, under floor heating, ceiling with recessed spotlights, two double doors, door to:



Kitchen/Diner 11'0" x 17'2" (3.36m x 5.23m)

Fitted with a matching range of matt graphite black base and eye level units with contrasting white quartz worktop space, matching island unit with cupboards and drawers under seating for four people, induction hob with downdraft extractor, copper under counter sink unit with single drainer and swan neck mixer tap quartz up stands, under lighting, integrated and plumbed for American style fridge/freezer, integrated dishwasher and washing machine, built-in eye level electric fan assisted oven, built-in combination oven / microwave, Arona luxury vinyl flooring with under floor heating, Media wall, ceiling with recessed spotlights, uPVC double glazed bi-fold door.



Landing

UPVC double glazed window to side, ceiling with recessed spotlights, access to loft, door to:

Bedroom 1 11'11" x 9'0" (3.62m x 2.75m)

UPVC double glazed leaded window to front, radiator.

Bedroom 2 10'11" x 10'2" (3.32m x 3.10m)

UPVC double glazed window to rear, radiator.

Bedroom 3 8'7" x 7'9" (2.62m x 2.36m)

UPVC double glazed leaded window to front, radiator.

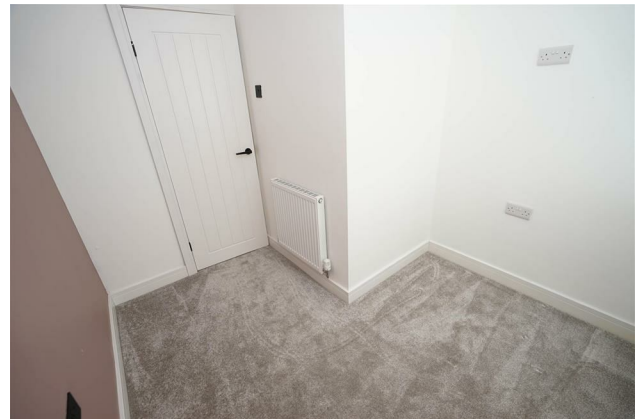


Bathroom

Fitted with four piece modern white suite comprising deep bath with mixer tap, wall mounted wash hand basin in vanity unit with drawers and mixer tap, tiled wet room style shower area with rainfall and hand shower over, glass screen and low-level WC, ceramic tiling to all walls, heated towel rail. Extractor fan and wall mounted mirrored cabinet with lighting and shaver point, uPVC frosted double glazed window to rear, ceramic tiled flooring, ceiling with recessed spotlights.

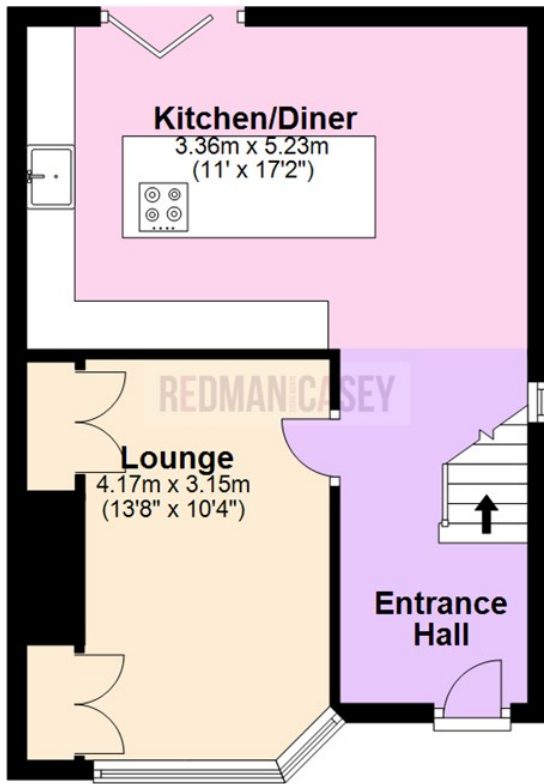
Outside

Front garden, enclosed by dwarf stone wall and timber fencing to front and sides with mature flower and shrub borders, paved pathway leading to front entrance door. Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio, paved pathway with grassed area and mature flower and shrub borders.



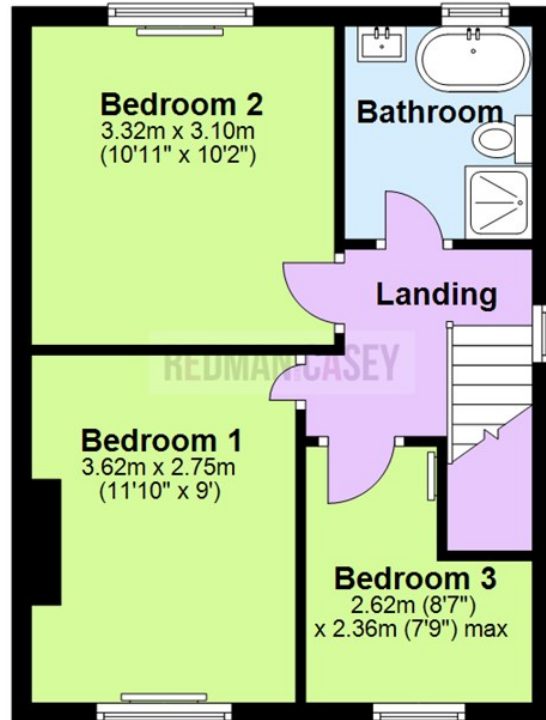
Ground Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.1 sq. feet)



Total area: approx. 74.5 sq. metres (801.9 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		
	73	87
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	

