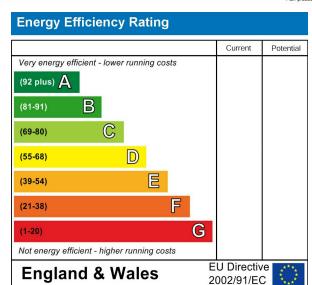


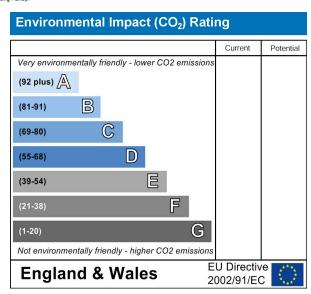


Total area: approx. 217.7 sq. metres (2343.7 sq. feet)

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 reflect upon for exact assuments. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

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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 In The Region Of £650,000













Ideally located for access to local amenities, shops. Office and schools, this extended detached home offers $\,$ 5'7" x 9'0" (1.71m x 2.75m) $\,$ excellent and flexible accommodation which would UPVC double glazed window to side, radiator, Fitted UPVC double glazed window to rear, fitted bedroom suit a growing family or multi generational family. Having been extended and improved by the current cupboards and low level sorage with open shelving, triple wardrobe(s) with hanging rails and shelving, owners to a very high standard and comprises :- workspace and drawers. Porch, hallway, cloaks wc, office, lounge with feature fire, fitted kitchen, dining room, family room 20'5" x 8'6" (6.23m x 2.60m) and gym area. To the first floor there are 5 Fitted with a matching range of modern cream base Fitted with three piece modern white suite Outside there are private south facing gardens to dishwasher, built-in eye level electric fan assisted uPVC frosted double glazed window to rear. the rear with large patio and lawned area, to the front there is a large drive on drive off resin bound driveway leading to integral garage. Viewing is radiator, tiled flooring, uPVC double glazed side door, essential to appreciate all that is on offer. Potential for self contained 1 bedroom annexe.

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

Kitchen/Diner

double oven, five ring gas hob with extractor hood over, uPVC double glazed window to rear, double

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,

UPVC double glazed window to side, radiator, double cupboard, radiator. glazed bi-fold doors to garden, door to:

comprising tiled shower enclosure, wash hand basin suite with a range of wardrobes comprising built-in in vanity unit with cupboards under and mixer tap double wardrobe(s), fitted matching cupboards, and low-level WC, uPVC frosted double glazed bedside cabinet and drawers. window to side radiator

Landing

Open plan to Sitting Room, door to:

Bedroom 2

16'3" x 8'2" (4.95m x 2.48m)

out with built-in storage double height cupboard, wall suite with a range of wardrobes comprising built-in fitted matching dressing table, vanity mirror and drawers radiator door to:

bedrooms all with fitted wardrobes and two with en and eye level units with drawers, cornice trims and comprising inset wash hand basin in vanity unit with suite shower rooms, family bathroom with fitted five complementary Corien worktop space, 1+1/2 bowl cupboards under and mixer tap and tiled shower piece suite. sitting area overlooking rear garden. china sink unit, integrated fridge/freezer and slimline enclosure, WC with hidden cistern, shaver point,

Bedroom 3

13'7" x 9'0" (4 14m x 2 74m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two builtin double wardrobes with hanging rails and shelving, fitted matching dressing table and bedside cabinet.

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

Bedroom 3

9'1" x 12'10" (2.78m x 3.91m)

Fitted with three piece modern white suite UPVC double glazed window to rear, fitted bedroom

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 domestic hot water washing machine stainless steel iuliet balcony.

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 lawned area, courtesy lighting

Integral single garage with power and light

connected, inspection pit wall mounted gas combination boiler serving heating system and sink unit with tiled splashbacks space for. Up and