

Harrisons

ESTATE AGENTS



Heaton Grange Cottage, Heaton Grange Drive, Bolton, Lancashire, BL1

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Grange Drive, Bolton, Lancashire,
BL1 5HA

**Monthly Rental Of
£1,800**

PROPERTY FEATURES AND DETAILS

No Chain

Detached Stone Cottage

Unusual Layout

Gated Development

Five Bedrooms All With En Suite Facilities

Lounge & Reception Dining Hall

Kitchen & Utility



PROPERTY INFORMATION

This property is in council tax band E

Harrisons are delighted to offer for sale with no onward chain is this rare opportunity to purchase this stone built property with lots of original features and is situated in a prestigious gated community within the sought after area of Heaton. The property has a very different layout but could be re-furbished to suit all needs. This property needs to be viewed to appreciate the space available. Heaton is regarded as one of the most sought after areas in Bolton. It is served by many different schools including Bolton School, Clevelands Preparatory School and Markland Hill County Primary School. The area also caters for sports with Markland Hill Tennis Club. Heaton is ideally situated for the commuter with easy access to the M61 motorway network and Lostock train station, which takes you directly to Manchester City Centre.



Entrance reception room 10' 4" x 19' 3" (3.14m x 5.86m).

Carpet flooring. 4 wall lights. 2 pendant ceiling lights. Rear access PVC door. Window surround at the front with wooden door. Double panel radiator. Thermostat..

Kitchen 11' 10" x 15' 5" (3.61m x 4.69m).

Dark grey slate flooring. Stainless steel extractor. Dark grey matt cupboards with red laminate worktops. Double oven with 5 ring gas burner. Red splashback over oven. Polycarbonate ceiling. Glaze window surround. Chrome sink with mixer tap and drainage board. Vertical grey radiator. 3 pendant ceiling lights.

Hallway.

Carpet flooring. Single panel radiator. 2 pendant ceiling lights. 2 double glazed units to front with openers. Fire alarm. .

Bedroom 1 15' 11" x 11' 11" (4.86m x 3.62m).

Carpet flooring. Pendant ceiling light. Under stairs storage. En-suite. single panel radiator . Double glazed unit to rear with opener. .

En-suite 1 5' 10" x 9' 3" (1.78m x 2.83m).

Wood effect lino flooring. Corner bath with shower over head. Sink with mixer tap and cupboard storage, wall light over head. Ceiling light. Toilet and bidet. Frosted double glazed unit. Blue and white tiled walls. Single panel radiator. .

Bedroom 2 11' 5" x 14' 3" (3.49m x 4.34m).

Carpet flooring. 2 wall lights. 2 pendant ceiling lights. Double glazed unit to rear with opener. Cupboard storage. .

En-suite 2 9' 3" x 6' 0" (2.83m x 1.82m).

Wood effect lino flooring. Corner bath with shower over head. Double sink with mixer tap and cupboard storage, wall light over head. Ceiling light. Toilet and bidet. Frosted double glazed unit. Blue and white tiled walls. .

Loft room 23' 6" x 15' 0" (7.17m x 4.56m).

Carpet flooring. 5 Sky lights. Balcony access through PVC door. Storage space. Double panel radiator. Loft hatch. Smoke alarm. 2 pendant ceiling lights..

En-suite 3 7' 9" x 14' 6" (2.36m x 4.42m).

Wood effect lino flooring. Corner bath. Double sink with mixer tap and cupboard storage, wall light over head. Ceiling light. Toilet and bidet. 2 sky lights. Black and white tiled walls. Towel heated radiator. Wall mounted cabinet. .

Utility room 10' 2" x 8' 10" (3.1m x 2.69m).

Plumbing for washing machine and dryer. Pendant ceiling light. Carpet flooring. Single glazed unit to side. Stairs leading to top floor..

Lounge

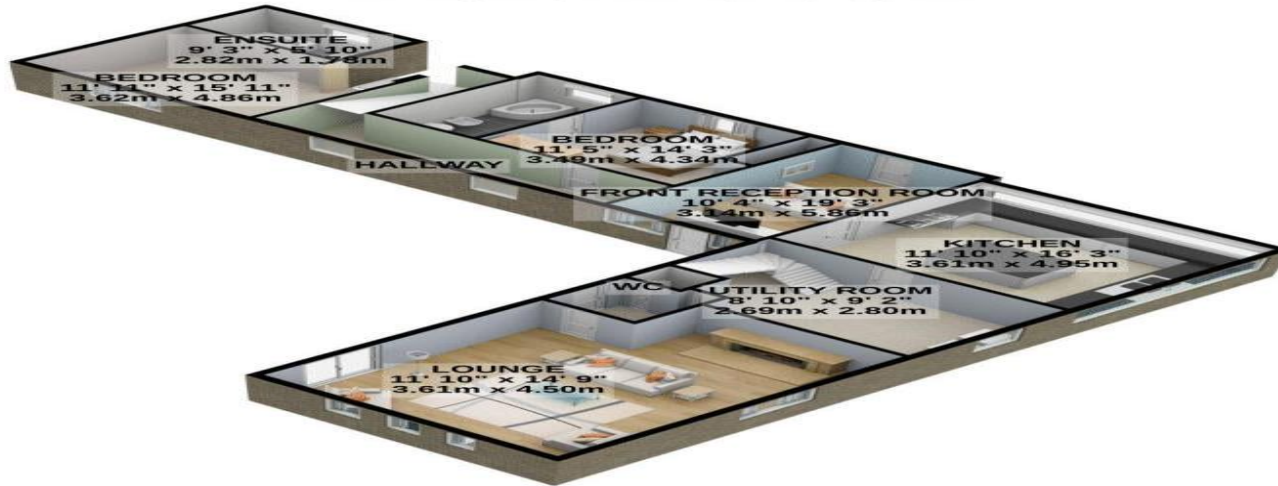
Carpet flooring. 2 pendant ceiling light. Grand/ large fire place - open fire. Large double glazed unit. Glass sliding doors leading to. front courtyard. 3 separate windows no openers. .

Downstairs W.c .

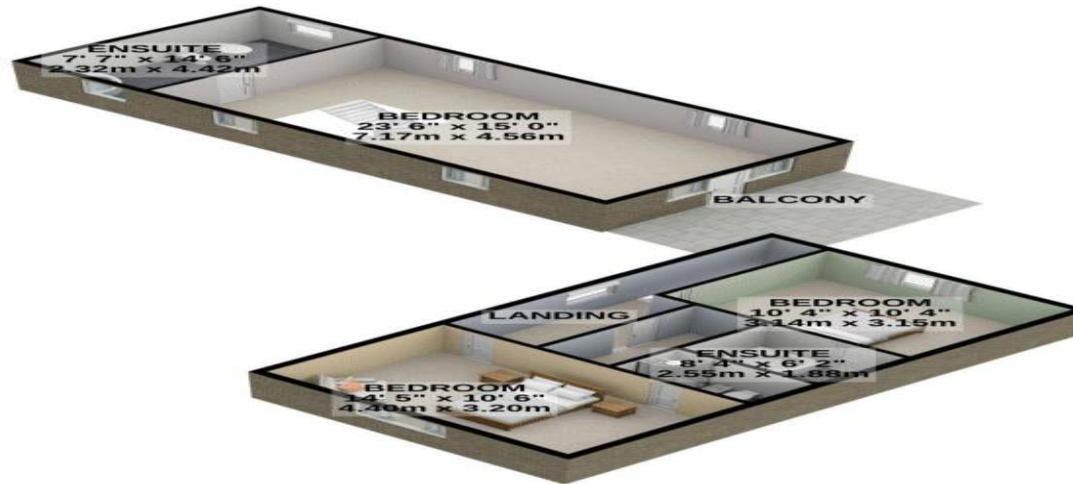
Cream tiled walls. Single panel radiator. small sink. W.C. Extractor fan. .



GROUND FLOOR
1687 sq.ft. (156.8 sq.m.) approx.



1ST FLOOR
1311 sq.ft. (121.8 sq.m.) approx.



TOTAL FLOOR AREA : 2999 sq.ft. (278.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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