



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	
		www.epc4u.com	



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COPELAND MEWS – HEATON – £335,000

An exceptionally well presented three bedroom freehold family home, which has been extended to the rear. Situated in the "Chorley New Road, Bolton" Conservation area, in a picturesque cul-de-sac location, there is a rural feel, yet the property is around a one minute drive from Chorley New Road and as such is ideally placed for Bolton School, excellent transport links, wonderful restaurants and superb sporting/leisure facilities including Markland Hill Tennis Club.

Accommodation extends to around 807 ft.² and is set in a generous plot of around 0.08 of an acre. The accommodation is stylish throughout and briefly comprises; reception hallway, guest WC/powder room, large lounge with double doors off to the dining room, stylish professionally fitted kitchen, first floor landing, three good bedrooms, and a contemporary white three-piece family bathroom suite. There is a single garage which is served by a block paved driveway offering excellent private parking facilities. The rear garden is superb being ideal for children to play and entertaining alike. The family home benefits from a modern gas central heating boiler (in the garage), uPVC double glazing, and in our opinion is ready to move straight into. A personal inspection is highly recommended, in the first instance, there is a walk-through viewing video available to watch. Then a personal viewing appointment can be arranged with Cardwells Estate Agents Bolton on 01204 381281, by visiting: www.Cardwells.co.uk or by emailing; bolton@cardwells.co.uk

Disclaimer:

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hallway: 11' 2" x 4' 6" (3.409m x 1.361m)
Quality entrance door, radiator, turning staircase off to the first floor with uPVC window, excellent storage space.



Guest room/powder room: 6' 7" x 3' 4" (2.007m x 1.010m)
Measured at Maximum points. Beautiful, modern, white two piece suite comprising dual flush WC, wash hand basin with built under storage space, heated towel rail, stylish ceramic floor and wall tiling, uPVC window.



Living room: 19' 6" x 10' 9" (5.938m x 3.265m)
Beautiful reception room flooded with natural light from uPVC windows to the front, side, and the sliding patio doors which open into the dining room, there is a black marble type fireplace and hearth with inset living flame gas fire, radiator, neutral decorations, quality carpeting.



Garage: 16' 5" x 8' 5" (5.000m x 2.576m)
(Measured approximately) with a vehicle access door to front, window and pedestrian door to the rear out onto the garden and excellent storage space up above accessed via a ladder.

Driveway:
The driveway provides further off-road car parking both in front of the property and to the side leading to the garage.

Plot size:
The overall plot size is around 0.08 of an acre.

Tenure:
Cardwells Estate Agents Bolton pre marketing research indicates that the property is Freehold. We encourage interested parties to confirm the tenure details to their satisfaction with their solicitor.

Council tax:
The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is E rated, which is at an annual cost of around £2,395 (at the time of writing).

Conservation area:
Cardwells Estate Agents Bolton, pre-marketing research indicates that the property is set in the "Chorley New Road, Bolton" conservation area.

Flood risk information:
Cardwells Estate Agents Bolton pre-marketing research indicates that the property is in a position which is regarded as having a "very low" risk of flooding.

Viewings:
Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or renting:
If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a mortgage:
Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Dining room: 9' 8" x 9' 6" (2.936m x 2.891m)

Set under an insulated roof. There are uPVC windows to 3 sides and double uPVC doors which open out onto the rear garden, electric heater, internal door into the kitchen.



Kitchen: 11' 6" x 8' 5" (3.496m x 2.554m)

A beautiful professionally fitted white kitchen with an excellent range of matching: drawers, base and wall cabinets, stainless steel sink and drainer, fan assisted oven/grill, electric hob with extractor over, tall anthracite feature radiator, stylish ceramic wall and tiling, uPVC window overlooking the garden with fitted blinds.



First floor landing: 9' 0" x 6' 1" (2.74m x 1.844m)

Built-in storage space over the bulkhead of the stairs, loft access point.

Master bedroom: 13' 1" x 10' 3" (4.000m x 3.136m)

Measured at maximum points into the uPVC bay window, complete with fitted blinds, professionally fitted bedroom furniture giving; wardrobes, drawers, and bridging cabinets, neutral decorations, quality carpeting.



Bedroom 2: 10' 4" x 9' 3" (3.141m x 2.811m)
A double bedroom with uPVC window to the rear overlooking the garden with fitted blinds, neutral decorations and quality carpeting.

Bedroom 3: 9' 0" x 6' 10" (2.743m x 2.092m)
A very light bedroom with windows to the front and the side, radiator, quality wood flooring.



Family bathroom: 8' 10" x 5' 10" (2.704m x 1.775m)
Stylish and modern three-piece bathroom suite comprising: large bath with fitted glass shower screen, and both handheld and overhead shower options, dual flush WC, and wash hand basin with built under storage space, stylish ceramic wall and floor tiling, heated towel rail, extractor, uPVC window.

