



**ASH LAWNS, HEATON, BL1 4PD**



- Stunning family home
- No onward chain
- Secure gated development
- Extended to the rear
- Four bedrooms
- Dressing room and en-suite
- Open plan kit/dining & family area
- Garage, close to Bolton School



**£430,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Stunning family home located within walking distance of Bolton School and offered for sale with NO ONWARD CHAIN. This fantastic three storey end townhouse is located within a secure gated development. The property has a superb extension to the rear and offers good sized accommodation throughout. As you enter the property there is an entrance hallway, spacious lounge with a fireplace. The ground floor continues with a cloakroom/wc and the hub of this house is this stunning open plan kitchen/dining & family area which has been extended to the rear with a lantern style skylight and bi-folding doors provides plenty of natural light and leads to the rear garden. The first floor has three spacious bedrooms with a beautiful four piece Jack 'n' Jill four piece family bathroom. On the second floor there is the master suite, a large double room with plenty of space for a settee. The bedroom opens up into a dressing room, currently being used as an office with fitted wardrobes and drawers. There is also access via a pull down ladder to a spacious loft which is currently used for storage. The en-suite leads off from the dressing room and incorporates a three piece suite including a wc, wash hand basin and bath. Externally there is a secure gated courtyard with parking for two cars and a garage at the front of the property. To the rear of the property there is a good sized garden with a flagged patio/BBQ area, lawn to the rear with mature borders and shrubs surrounding. For further information and to view this wonderful family home call Cardwells Estate Agents Bolton 01204 381281 email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway:** Radiator, under stairs storage.

**Lounge:** 17' 0" x 11' 4" (5.18m x 3.45m) Laminate effect flooring, radiator, double glazed bay window to the front, living flame gas fire.

**Cloakroom/wc:** 5' 10" x 2' 7" (1.77m x 0.78m) Two piece suite comprising wc, wash hand basin in a vanity unit, vertical ladder radiator, tiled flooring with splashback to the walls.

**Open Plan Kitchen/Dining & Family Area:** 25' 5" x 17' 6" (7.74m x 5.33m) Kitchen/breakfast room: 7.74m (max) x 5.33m Recently fitted modern kitchen, with under floor heating, which has been individually designed to exacting requirements to create a simply stunning centre piece and hub to this beautiful home. The kitchen has a range of fitted wall and base units with plenty of storage which has been thought through to maximise the space. The units incorporate many integrated appliances to include a larder fridge, larder freezer, electric oven and microwave, multi hob with dual gas ring and electric induction plates, washing machine and dryer. The centre island unit is a wonderful addition to the kitchen with a double stainless steel sink, mixer tap and waste disposal units, integrated dishwasher and concealed individual waste bins for recycling. Perhaps the star of this room is the large lantern style skylight which, along with the bi-fold patio doors, lets in copious amounts of light and really does bring the outside in.

**First Floor Landing:** Radiator, double glazed window to the front, storage cupboard.

**Bedroom 2:** 11' 4" x 10' 11" (3.45m x 3.33m) Double glazed windows to the front, radiator, laminate effect flooring, built in wardrobes, door leading to the Jack n' Jill family bathroom.

**Jack 'n' Jill Family Bathroom:** 11' 4" x 7' 1" (3.45m x 2.16m) Double glazed window to the side, vertical ladder radiator, tiled floor and walls, four piece suite incorporating a wc, wash hand basin in a vanity unit, bath with mixer tap and shower cubicle.

**Bedroom 3:** 10' 4" x 9' 2" (3.15m x 2.79m) Double glazed window to the rear overlooking the garden, radiator.

**Bedroom 4:** 9' 3" x 8' 3" (2.82m x 2.52m) Double glazed window to the rear overlooking the garden, radiator, laminate effect flooring.

**Second Floor Landing:** Door to bedroom one.

**Bedroom 1:** 18' 1" x 14' 8" (5.51m x 4.47m) Large master bedroom with a double glazed window to the front, radiators.

**Dressing Room:** 11' 0" x 9' 6" (3.35m x 2.89m) Currently being used as an office, fitted wardrobes and drawers, skylights, laminate effect flooring, loft access with pull down ladder.

**En-suite:** 10' 8" x 6' 8" (3.25m x 2.03m) Skylight, vertical ladder radiator, tiled walls, three piece suite incorporating a bath with mixer tap and shower, vanity unit with built in wc and wash hand basin, extractor fan.

**Externally:** Secure gated courtyard with parking for two cars and a garage at the front of the property. To the rear of the property there is a good sized garden with a flagged patio/BBQ area, lawn to the rear with mature borders and shrubs surrounding.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:** Council Tax: Cardwells estate agents Bolton research shows the property is band F annual charges of £3102

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance. Thinking of selling or letting: 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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