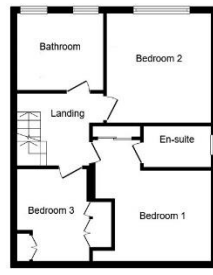
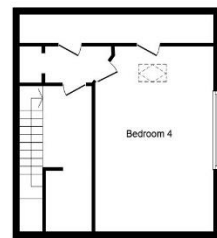


Ground Floor

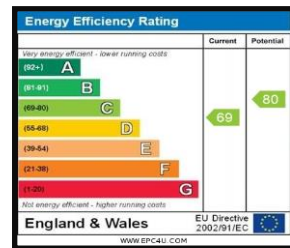


First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co



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DEVONSHIRE ROAD, HEATON, BL1 4PG



- Bay fronted semi detached
- No upward chain involved
- Sought after location
- Accommodation over 3 floors
- 4 bedrooms, 3 reception rooms
- Stunning kitchen dining room
- Lovely gardens
- Good local amenities & schools



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An impressive 1930s bay fronted, semi detached house, situated in one of Boltons most desirable locations. The property has the advantage of 'no upward chain involved' and has many character features. This lovely family home has spacious and versatile accommodation over three floors, with three reception rooms, a stunning kitchen dining room, utility room, four bedrooms, family bathroom, en suite shower room and delightful gardens. The area is surrounded by local amenities and good schools. Viewing is highly recommended to fully appreciate this lovely property. The accommodation briefly comprises reception hall, lounge, family room, reception room, open plan kitchen dining room, utility room and a guest WC. On the first floor you will find the master bedroom with an en-suite shower room, two further bedrooms and the family bathroom. On the second floor you will find a double bedroom and a very useful storage room. Outside there are delightful gardens to the front and rear along with a cobbled driveway which provides ample off-street parking. The property also benefits from double glazing to the majority and gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Wooden front door with a leaded light stained glass window panel above and a matching double glazed window aside.

Reception Hall: Radiator, built-in under stairs storage cupboard, staircase to the landing, coving to the ceiling.

Lounge: 14' 8" x 13' 4" (4.47m x 4.06m) UPVC double glazed bay window with leaded light stained glass panels above to the front aspect, feature fireplace incorporating a living flame gas fire, mounted on a granite hearth with a granite inner and a wooden mantle surround, picture rail.

Reception Room: 11' 8" x 9' 7" (3.55m x 2.92m) Ornamental fireplace, fitted bookshelves, radiator, picture rail, coving and inset spotlights to the ceiling, extractor fan.

Family Room: 15' 2" x 13' 3" (4.62m x 4.04m) Feature fireplace incorporating a living flame gas fire mounted on a granite hearth with a wooden mantle surround, radiator, picture rail, coving to the ceiling, open plan to:

Kitchen/Dining Room: 12' 3" x 21' 6" (3.73m x 6.55m) UPVC double glazed window to the rear aspect, double glazed Velux skylight windows, traditional wooden fronted, fitted wall and base units with granite work surfaces and tiled splashbacks, 1 1/2 bowl sink unit with mixer tap, Smeg twin ovens, Smeg gas hob with an extractor fan above, integrated dishwasher, fridge freezer, slate tiled floor, radiator, inset spotlights to the ceiling, traditional under floor heating.

Utility Room: 8' 0" x 7' 2" (2.44m x 2.18m) Double glazed stable style door to the garden aspect, fitted wall and base units with a wooden worktop, stainless steel sink unit with mixer tap, slate tiled floor, double glazed Velux skylight window, inset spotlights. Utility cupboard, slate tiled floor, space and plumbing for a washing machine, traditional under floor heating.

Guest wc: UPVC frosted double glazed window to the rear aspect, close coupled WC, wash hand basin, tiled splashbacks, slate tiled floor, heated towel rail.

Landing: Picture rail, staircase leading to the second floor.

Master Bedroom: 14' 8" x 13' 4" (4.47m x 4.06m) UPVC double glazed window with leaded light panels above to the front aspect, feature ornamental fireplace, picture rail, coving and rose to the ceiling, built in wardrobes with sliding doors.

En-Suite: 7' 6" x 4' 5" (2.28m x 1.35m) UPVC frosted double glazed window to the side aspect, white suite comprising, shower cubicle, wash hand basin, close coupled WC, travertine tiled floor, chrome plated towel rail, coving, extractor fan and spotlights to the ceiling.

Bedroom Two: 12' 0" x 11' 6" (3.65m x 3.50m) UPVC double glazed window to the rear garden aspect, radiator below, ornamental fireplace, wash hand basin with mixer tap, tiled splashbacks, picture rail, coving and rose to the ceiling.

Bedroom Three: 10' 0" x 7' 10" (3.05m x 2.39m) UPVC double glazed window to the front, radiator, fitted wardrobes.

Bathroom: 2 UPVC frosted double glazed windows to the rear aspect, modern white suite comprising, Jacuzzi style bath with mixer tap and shower attachment, shower cubicle, wash hand basin, close coupled WC, tiled floor, part tiling to the walls, chrome plated towel rail, coving, spotlights, extractor fan, electric under floor heating.

Second Floor Landing: Built in eaves/storage space.

Storage Room: 7' 5" x 5' 0" (2.26m x 1.52m) Separate eaves and storage space.

Top Floor Bedroom: 20' 0" x 13' 3" (6.09m x 4.04m) UPVC double glazed window to the side aspect, double glazed velux window, built in eaves/storage.

Outside: There is a cobbled driveway which provides ample off-street parking, with feature tree and plant borders aside. An open column porch leads to the front door. Delightful enclosed rear garden which is mainly to lawn, with mature trees plants of floral displays there is a cobbled patio, greenhouse and a useful storage shed.

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.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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