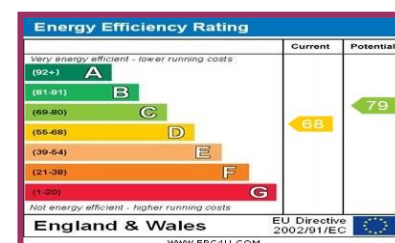




## CHORLEY NEW ROAD, HEATON OFFERS IN THE REGION OF £750,000

A great opportunity to purchase this imposing five bedroom detached townhouse, situated in one of Bolton's most desirable locations. The property is tucked away just off Chorley New Road behind mature trees and a secure gated driveway, close to Bolton school and Cleveland's prep school. Inside there is spacious and versatile family size accommodation over three floors, with many features which include, an impressive open plan kitchen breakfast room, a sizable first floor balcony overlooking the garden, en suite bathroom and dressing room to the master bedroom, and a Jack 'n' Jill en-suite shower room to bedrooms two and three. There are three reception rooms, a guest WC and a utility room. The property sits within a generous sized plot with mature gardens and a driveway which provides ample parking and a detached double garage. The spacious accommodation briefly comprises reception hall, guest WC room, lounge, dining room, sitting room, open plan breakfast room and a utility room. On the first floor there are three bedrooms and a study room. The master bedroom has an en suite dressing room and bathroom, bedroom two and three share a 'Jack Jill' style en suite shower room. On the second floor you will find two double bedrooms and a family bathroom. Outside there are mature gardens to the front and rear along with a cobbled driveway leading to a detached double garage. The property also benefits from UPVC double glazing and gas central heating. 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.



### BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

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UPVC front door with a double glazed window panel above.

Reception Hall: Wooden flooring, radiator, built in under stairs storage cupboard, coving to the ceiling, staircase to the landing.



Guest wc: UPVC frosted double glazed window to the side aspect, close coupled WC, wash basin with mixer tap, tiled floor, part tiling to the walls, radiator, inset spotlights to the ceiling.

Lounge: 11' 10" x 23' 0" (3.60m x 7.01m) UPVC double glazed window to the front aspect, wooden flooring, feature marble fireplace incorporating a living flame gas fire, two radiators, coving to the ceiling.



Kitchen breakfast room: 18' 5" x 15' 2" (5.61m x 4.62m) UPVC double glazed French doors and a UPVC double glazed window to the rear garden aspect, modern fitted wall and base units with granite work surfaces and tiled splashbacks, space for a range cooker, stainless steel extractor hood above, sink unit with mixer tap, built in microwave oven, space for an American style fridge freezer, radiator, inset spotlights to the ceiling.



Utility Room: Double glazed door to the side aspect, fitted wall units with a worktop surface, stainless steel sink unit with mixer tap, fitted base unit below, tiled splashbacks, space for a washing machine and a tumble dryer, extractor fan.

Outside: Electronically operated security gates open onto a cobbled driveway leading along the side elevation. There is EV charger and a detached double garage. The front garden is mature with trees, plants and a laid to lawn garden area. The rear garden can be accessed via twin gates to the left-hand side, and a further gate to the right hand side. The garden is generous in size, with a delightful laid to lawn garden, with feature trees and a decked patio.



Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.14 acres.

Conservation area: Cardwells Estate Agents Bolton research shows the property is in a conservation area.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 837 years remaining.

Council Tax: Cardwells estate agents Bolton research shows the property is band G annual charges of £3579

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

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**Dining Room/Snug: 11'11' 10" x 8' 10" (3.60m x 2.69m)** UPVC double glazed windows, double doors leading to the lounge, open to the kitchen breakfast room.



**Sitting Room: 12' 10" x 11' 7" (3.91m x 3.53m)** UPVC double glazed bay window to the front aspect wooden flooring, radiator, coving to the ceiling.

**First Floor Landing: Wooden flooring, radiator, UPVC double glazed door leading out onto a tiled balcony.**

**Bedroom One: 12' 2" x 11' 8" (3.71m x 3.55m)** UPVC double glazed French doors leading out onto the balcony, radiator, coving to the ceiling, door leading to:



**Dressing Room: 11' 8" x 7' 1" (3.55m x 2.16m)** Fitted wardrobes and a dressing table unit, radiator, coving, inset spotlights to the ceiling.

**En-Suite: 11' 8" x 8' 5" (3.55m x 2.56m)** UPVC frosted double glazed window to the front aspect, Jacuzzi style bath with mixer tap, wash hand basin with mixer tap, shower cubicle, close coupled WC, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.

**Bedroom Two: 11' 10" x 9' 2" (3.60m x 2.79m)** UPVC double glazed window to the rear aspect, radiator below, coving to the ceiling, door leading to:

**Jack 'n' Jill Shower Room: Shower cubicle, wash hand basin with mixer tap, close coupled WC, tiled floor, part tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.**

**Bedroom Three: 11' 10" x 8' 11" (3.60m x 2.72m)** UPVC double glazed window to the front aspect, radiator below, fitted double wardrobe, dressing table unit, bedside drawers, coving to the ceiling.



**Office/study: 6' 8" x 5' 6" (2.03m x 1.68m)** UPVC double glazed window to the front aspect, radiator below, coving to the ceiling.

**Second Floor Landing:** UPVC double glazed arch window to the rear garden aspect radiator below, wooden flooring, coving to the ceiling, walk in storage room.

**Bedroom Four: 15' 1" x 11' 8" (4.59m x 3.55m)** UPVC double glazed bay window to the front aspect radiator below, fitted storage cupboards access to the loft.



**Dressing Room: 11' 10" x 5' 3" (3.60m x 1.60m)** UPVC double glazed velux skylight window, radiator, inset spotlights.

**Bedroom Five: 13' 8" x 11' 10" (4.16m x 3.60m)** UPVC double glazed window to the front aspect, radiator below, access to the loft.

**Bathroom:** UPVC double glazed Velux skylight window matching white suite comprising, enclosed bath with mixer tap and a shower above, wash hand basin close coupled WC, tiled floor, part tiling to walls chrome plated towel rail, inset spotlights, extractor fan, built-in airing cupboard

