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**FIFTH AVENUE, HEATON, BL1 4LX**



- Extended semi detached family home
- Stunning kitchen with granite worktops
- Five bedrooms (one on ground floor)
- Family bathroom and an en-suite
- Underfloor heating to majority ground floor
- Open plan lounge/dining area
- Close to Bolton School
- Driveway parking



**£425,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

**BURY**

14 Market St, Bury, BL9 0AJ

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E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

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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.





Beautifully presented and extended semi detached family home set within a sought after location in Heaton, Bolton. The property is situated within walking distance of Bolton School and is ideally placed for many local amenities including local shops, restaurants and Bolton town centre. This property is also well placed for the commuter with St Peter's Way, M61 motorway network and train stations all within a short drive. This superb property has been modernised throughout, extended to the rear and also had a garage conversion to create an additional bedroom and en-suite. Internally the property comprises an entrance hallway with porcelain tiled floors and underfloor heating which continue throughout the majority of the ground floor. The lounge and dining area is now a through room with a feature media wall and double glazed bay window to the front. The kitchen is simply stunning with porcelain tiled underfloor heating, granite worktops and splashback to the walls and having many integrated appliances with a bi-fold door which takes you to the rear garden. To the first floor there are four bedrooms, all with fitted wardrobes and three of which are double bedrooms plus a modern three piece bathroom suite. Externally there is a good sized driveway with low maintenance borders to one side at the front. To the rear of the property, there is a patio area with steps leading up to a lawn garden which intern lead to a raised decking area with seating area and summer house. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Entrance hallway:** Ceiling light point, radiator, porcelain tiled floor, under stairs storage cupboard, stairs to the first floor.

**Living area:** 11' 7" x 11' 6" (3.52m x 3.51m) Ceiling light point, double glazed bay window to the front, media wall with fitted storage cupboards and shelves, radiator, porcelain tiled floor, underfloor heating, open into the dining area.

**Dining area:** 11' 2" x 10' 8" (3.40m x 3.26m) Ceiling light point, double glazed window overlooking the rear garden, radiator, porcelain tiled floor, underfloor heating.

**Kitchen/dining:** 19' 0" x 16' 7" (5.80m x 5.06m) Downlights and ceiling light point, radiators, porcelain tiled floor with underfloor heating, double glazed window to the rear, double glazed bifold doors to the rear, range of fitted wall and base units with complementary granite worktops and splashback to the walls incorporating an extractor fan, five ring gas hob, integrated electric oven, microwave, washing machine, dishwasher, fridge freezer, space for an American fridge freezer, plinth heater, stainless steel sink with boiling water mixer tap.

**Bedroom 5:** 13' 11" x 8' 4" (4.25m x 2.53m) Ceiling light point, radiator, fitted wardrobes with double doors opening into the en-suite

**En suite:** 8' 3" x 3' 1" (2.52m x 0.94m) Ceiling light point, extractor fan, tiled floor and walls, wall mounted vertical ladder radiator, three piece suite incorporating a wc, pedestal sink, walk in shower cubicle.

**Landing:** Split level landing with ceiling light point and loft access.

**Bedroom 1:** 19' 2" x 8' 6" (5.84m x 2.60m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the front and the rear.

**Bedroom 2** 11' 6" x 10' 10" (3.50m x 3.31m) Ceiling light point, double glazed bay window to the front, fitted wardrobes, radiator.

**Bedroom 3:** 11' 1" x 9' 10" (3.39m x 2.99m) Ceiling light points, radiator, double glazed window over looking the rear garden, fitted wardrobes.

**Bedroom 4:** 7' 5" x 6' 6" (2.26m x 1.97m) Ceiling light point, double glazed window to the front, fitted wardrobes.

**Bathroom:** 7' 5" x 7' 4" (2.26m x 2.23m) Spotlights, three piece suite incorporating a vanity unit with inset sink, wc, panelled bath with mixer tap and shower above, double glazed window to the rear, wall mounted vertical ladder radiator, storage cupboard housing the boiler, tiled floor and walls.

**Outside:** To the front of the property is a good sized driveway with low maintenance borders to one side. To the rear of the property, there is a patio area with steps leading up to a lawn garden which intern lead to a raised decking area with seating area and summer house.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 31 August 1934

**Council tax:** Cardwells estate agents Bolton research shows the property is band D annual charges of £2147

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a medium flood risk area,

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

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