













	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80)		74
(55-68)	60	
(39-54)		T
(21-38)		
(1-20)	G	
Not energy efficient - higher running costs		





Estate Agents 4 Independent 📹

www.cardwells.co.uk

FIFTH AVENUE, HEATON, BL1 4LX



- Extended semi detached family home
- Stunning kitchen with granite worktops

BURY

T: 0161 761 1215

E: bury@cardwells.co.uk

- 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

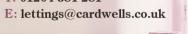
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T: 01204 381 281

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ T: 01204 381 281





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 or visit 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 ensuite

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

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, 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.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Itd

















