

Tenure:
Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax:
Cardwells estate agents Bolton research indicates the property is band E annual charges of £2770

Flood risk information:
Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area:
Cardwells estate agents Bolton research indicates the property is in Chorley New Road conservation area.

Disclaimer:
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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.io



HASLAM HALL MEWS – HEATON – £339,500

Beautifully presented Mews property located within the heart of Heaton, which is regarded as one of the towns most prestigious areas. Haslam Hall Mews is located just off Chorley New Road and is ideally placed for the commuter with the M61 motorway network and Lostock train station being just a short drive away. There are many popular schools within the area whether it be Markland Hill County Primary, Cleveland's Preparatory or Bolton school. This beautiful home is presented to exacting standards and is ready to move into. The accommodation is set over two floors and briefly comprises an entrance hallway, cloakroom/wc, kitchen/dining room, lounge and conservatory with a warm roof, so it can be used all year round, to the ground floor. The first floor accommodation comprises three good sized bedrooms with the master having an en-suite and family bathroom to the first floor. Externally there is garage parking with additional private parking for two cars at the side. The front garden is low maintenance with a path leading to a decking area and to the front door. The rear garden is very well presented with an Indian stone flagged patio area, raised flower beds to the side and beautifully planted borders to the rear. 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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Entrance Hallway:

Ceiling light point, coving to the ceiling, part wood panelling to the walls, radiator, laminate effect flooring, understairs storage, stairs leading to the first floor.



Cloakroom w.c: 7' 5" x 3' 1" (2.27m x 0.94m)

Ceiling light point, coving to the ceiling, double glazed window to the front, radiator, laminate effect flooring, wc, pedestal sink with tiled splashback to the wall.

Kitchen dining room: 18' 3" x 8' 0" (5.55m x 2.43m)

Ceiling light point, spotlights, coving to the ceiling, range of fitted wall and base units with complimentary work surfaces comprising an integrated extractor fan, gas hob, electric oven, dishwasher, washing machine, fridge/freezer, one and a half bowl ceramic sink with mixer tap and drainer, tiled floor with splashback to the walls, radiator and double-glazed windows to the front.



Lounge: 15' 0" x 13' 4" (4.56m x 4.07m)

Ceiling light point, spotlights, coving to the ceiling, radiator, dado rail, laminate effect flooring, living flame gas fire and surround.



Family Bathroom: 7' 0" x 6' 0" (2.13m x 1.83m)

Downlights, coving to the ceiling, extractor fan, three-piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, tiled floor with splashback to the walls, wall mounted vertical ladder radiator.



Outside:

Externally there is garage parking with additional private parking for two cars at the side. The front garden is low maintenance with a path leading to a decking area and to the front door. The rear garden is very well presented with an Indian stone flagged patio area, raised flower beds to the side and beautifully planted borders to the rear.



Conservatory: 9' 6" x 8' 1" (2.90m x 2.46m)

Downlights inset into an insulated "warm roof", radiator, laminate effect flooring, double glazed windows and double-glazed French doors leading onto the patio.



Landing:

Ceiling light point, coving to the ceiling, storage cupboard housing the wall mounted Worcester combination boiler, loft access which is boarded with a light and a pull-down ladder.



Bedroom 1: 14' 9" x 10' 10" (4.50m x 3.29m)

Ceiling light point, coving to the ceiling, downlights, radiators, fitted wardrobes, bedside table and dressing table, double glazed French doors leading out to a balcony area.



En suite: 5' 10" x 4' 11" (1.77m x 1.51m)

Downlights, extractor fan, wall mounted vertical ladder radiator, three-piece suite incorporating a wc, pedestal sink, walk in shower cubicle, tiled floor with part wood panelled and part tiled walls.



Bedroom 2: 10' 9" x 8' 2" (3.28m x 2.49m)

Ceiling light point, coving to the ceiling, radiator, fitted wardrobes and drawers, double glazed windows to the front.



Bedroom 3: 10' 10" x 6' 4" (3.29m x 1.93m)

Ceiling light point, coving to the ceiling, radiator, double glazed window to the front, fitted storage cupboard.

