



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.property24.co.uk

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ALBERT ROAD WEST, HEATON, BL1 5EB



- Semi detached family home
- Three double bedrooms
- Three reception rooms
- Family bathroom and cloakroom/wc
- Driveway and garage parking
- Front and well stocked rear garden
- Sought after Heaton location
- Potential to extend (stpp)



Offers in the Region Of £450,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Wonderful opportunity to purchase this extended and spacious family home situated on the tree lined Albert Road West in Heaton. Built in the 1930's this superb semi detached home offers good sized accommodation throughout with potential to extend (subject to planning permission) with an open aspect to the front. The property is ideally located within close proximity of many excellent amenities including The Victoria Inn (Fanny's), Markland Hill Racquets Club, Bolton Golf Club, Old Links Golf Club to name a few, local schools are also very sought after with the property being within the catchment for Markland Hill Primary School, Cleveland's Preparatory School and the outstanding Bolton School. Just a short walk away there is the picturesque nature reserve of Doffcocker Lodge, which is a popular spot for birdwatching and scenic walks. Heaton is also an extremely popular area for those that need to commute with the M61 motorway network and Lostock train station all within easy reach and shopping is catered for by the Middlebrook Retail Park which is approximately three miles away. Internally the property comprises an entrance hallway, cloakroom/wc, lounge, dining room, kitchen and breakfast room to the ground floor with three double bedrooms, family bathroom and separate wc to the first floor. Externally there is a lawned garden with mature trees and borders to the front with a good sized driveway for multiple vehicles leading to the garage at the rear of the property. Well stocked rear garden with two Indian stone patio areas and a well manicured lawn with mature flower beds, borders surrounding and an apple tree to rear. Further benefits from double glazing, modern Vaillant boiler with remote thermostat and maintained house alarm. 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. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Enclosed porch with shelves and hooks.

Hallway: Downlights, coving to the ceiling, picture rail, radiator, laminate effect flooring, stairs leading to the first floor, under stairs storage.

Cloakroom/wc: 6' 11" x 2' 5" (2.11m x 0.74m) Ceiling light point, wc, wash hand basin, double glazed window to the rear, tiled floor with splashback to the walls.

Lounge: 14' 0" x 11' 11" (4.27m x 3.64m) Downlights, coving to the ceiling, double glazed bay window to the front, radiator, real wood flooring, living flame gas fire and surround.

Dining Room: 12' 10" x 11' 11" (3.92m x 3.63m) Downlights, coving to the ceiling, double glazed bay window to the front, radiator, laminate effect flooring.

Kitchen: 10' 1" x 9' 10" (3.07m x 2.99m) Range of fitted wall and base units with breakfast bar and complimentary corian worktops, inset one and half bowl sink with mixer tap and drainer, integrated extractor fan, space for an electric cooker, dishwasher and American style fridge freezer, double glazed skylights, double glazed window overlooking the garden, ceiling light points, open into the breakfast room.

Kitchen/breakfast room: 17' 6" x 8' 11" (5.34m x 2.72m) Ceiling light points, double glazed window overlooking the garden, door to the side, radiator, laminate effect flooring.

Landing: Downlights, double glazed window overlooking the rear garden and extensive insulated loft space.

Bedroom 1: 14' 4" x 12' 0" (4.36m x 3.65m) Downlights, double glazed bay window to the front, radiator, picture rail, feature fireplace, fitted wardrobes.

Bedroom 2: 12' 11" x 12' 0" (3.94m x 3.65m) Downlights, double glazed window to the front, radiator, picture rail.

Bedroom 3: 9' 9" x 9' 5" (2.97m x 2.88m) Downlights, double glazed window to the side, radiator.

Bathroom: 8' 8" x 6' 9" (2.65m x 2.05m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, fitted storage cupboard, bath with mixer tap and shower above, vanity unit with inset wash hand basin, tiled walls.

Separate Wc: 5' 8" x 2' 11" (1.72m x 0.88m) Downlights, double glazed window to the rear, WC and vanity unit with inset wash hand basin.

Store Room Storage room to rear with Belfast sink for easy gardening.

Garage: 19' 9" x 10' 6" (6.02m x 3.21m) Double glazed door and window to the side, ceiling light point, space for a washing machine and dryer, up and over garage door.

Externally: To the front of the property there is a lawned garden with mature trees and borders. There is also a good sized driveway for multiple vehicles leading to the garage at the rear of the property. Well stocked rear garden with two Indian stone patio areas and a well manicured lawn with mature flower beds, borders surrounding and an apple tree to rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.10 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold starts 13/2/1938 ends 01/5/2928 - 903 years remaining.

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

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.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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