



49 Herons WayBolton, BL2 1EX

£220,000

Detached | Beautiful Gardens | Garage & Driveway | Double Bedrooms | Scope to Extend| Prime Location This charming two-bedroom detached home offers the perfect blend of peace and convenience. Tucked away in a cul-de-sac position, the beautifully maintained gardens, complete with a miniature pond, provide a sense of escape from the hustle and bustle. Yet, you are just moments from a wealth of local amenities and exceptional transport links. Located near the A666 St Peters Way, the property offers easy access to the motorway network, while Bolton Interchange, offering both train and bus services, is less than half a mile away, making commuting a breeze. Inside, the property features two generously sized double bedrooms, while outside you'll find a good sized private garage, off-road driveway parking, and lush gardens to the rear. Importantly, the property also offers exciting scope to extend (subject to planning permission), making it ideal for buyers looking to add value or create a larger family home.



ACCOMMODATION

Entrance Hallway

Spacious hallway offering room for coats and shoes, radiator, window to side elevation, stairway to first floor.

Lounge 13' 1" x 11' 4" (3.98m x 3.46m)

A relaxing lounge with views into the garden, radiator.

Dining/Kitchen 8' 0" x 14' 8" (2.45m x 4.46m)

A modern kitchen with a range of fitted wall and base units, work surfaces, tiled splash backs, split level double oven and hob, integrated dishwasher, modern vertical radiator, space for a dining table, window overlooking the garden and French doors to the Conservatory



Conservatory 9' 9" x 9' 2" (2.98m x 2.79m)

A modern PVC conservatory with a glass roof, perfect for enjoying the garden when the weather may not be nice enough to be outside, laminate wood flooring, radiator, French doors leading to garden.



First Floor Landing 6' 7" x 6' 7" (2m x 2m)

As well as providing access to the first floor rooms there is also access to the loft using a pull down ladder. The loft has been part boarded to provide storage and has a light and shelves.

Family Bathroom 5' 7" x 6' 7" (1.7m x 2m)

Three piece bathroom suite with thermostatic shower fitting over the bath, shower screen, laminate flooring, radiator.

Bedroom 1 10' 2" x 12' 11" (3.11m x 3.93m)

Spacious double bedroom with ample storage from a range of fitted units including wardrobes, bedside cabinets, dressing table and over bed cupboards. Additional built in cupboards, (one housing the gas central heating boiler), radiator, window to side elevation



Bedroom 2 8' 10" x 7' 9" (2.68m x 2.36m)

Second double bedroom with a built in double wardrobe and wall mounted cabinets, window to side elevation, radiator.

Rear Garden

A stunning rear garden, wrapping round two sides of the property, a true haven that perfectly balances beauty and tranquillity. The garden boasts well-maintained lawns, ideal for relaxing or entertaining, bordered by vibrant flower beds that bring seasonal colour and charm throughout the year. Mature trees provide shade and privacy, creating a peaceful, natural setting, while a miniature pond adds a soothing touch, complete with the gentle sound of trickling water that enhances the garden's calming atmosphere. This beautifully landscaped outdoor space is perfect for gardening enthusiasts, nature lovers, or anyone simply looking for a serene escape right at home.



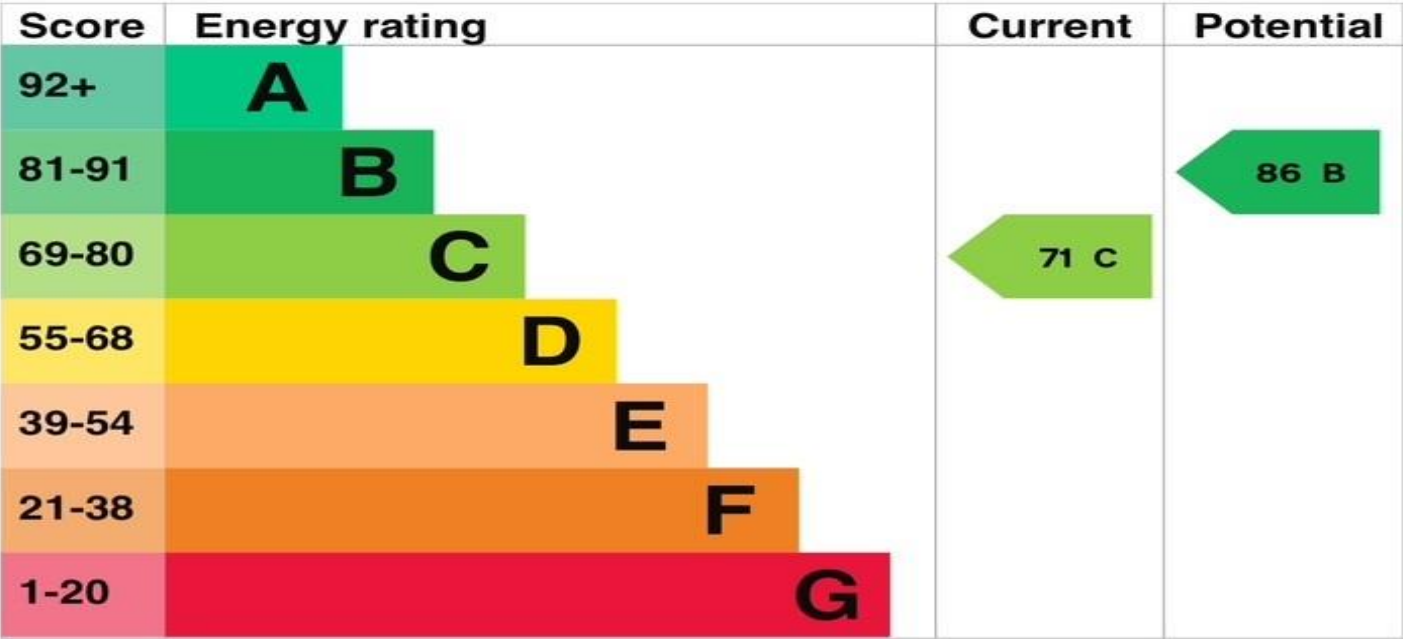
Driveway... The sellers have been receiving an additional income by advertising the second parking space on the Just Park website. They currently have a month long booking from one individual, and the proximity to the train station and Bolton Town Centre mean they get regular bookings throughout the year providing some extra income. This may be something that a buyer is interesting in exploring if they wish to do so but with no obligation to continue if they do not.



Energy rating and score

This property’s energy rating is C. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)



The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

