



47 Heaton Avenue, Bolton

£250,000 Leasehold

Ideal Investment Opportunity • Bay Window Front • Extended Kitchen • Guest W.C • Three Bedroom Semi-Detached • Views of Doffcocker Lodge • Integral Garage • Close to Markland Hill School • Utility Room • Large Private Rear Garden



Stunning 3-bed Semi-Detached House in Bolton with bay window views of Doffcocker Lodge. Ideal investment, needs updating. Extended kitchen, garage, and outdoor oasis. Close to amenities and schools, perfect for stylish family living.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Entrance Hallway

6' 11" x 14' 4" (2.11m x 4.37m)

A spacious entrance hallway with original stain glass window, fully carpeted, under stairs storage, multiple power points, central ceiling light and warmed via single radiator.

Lounge

12' 5" x 12' 10" (3.78m x 3.91m)

A family lounge with bay window to front, multi fuel fire that may need attention, multiple power points, central ceiling light and warmed via two radiators.

Dining Room

19' 1" x 15' 10" (5.82m x 4.83m)

A large family dining room with bay window to rear, plumbed for gas fire, fully carpeted, multiple power points, side door access to driveway, two ceiling lights and warmed via two radiator's.

Guest WC

2' 6" x 4' 8" (0.76m x 1.42m)

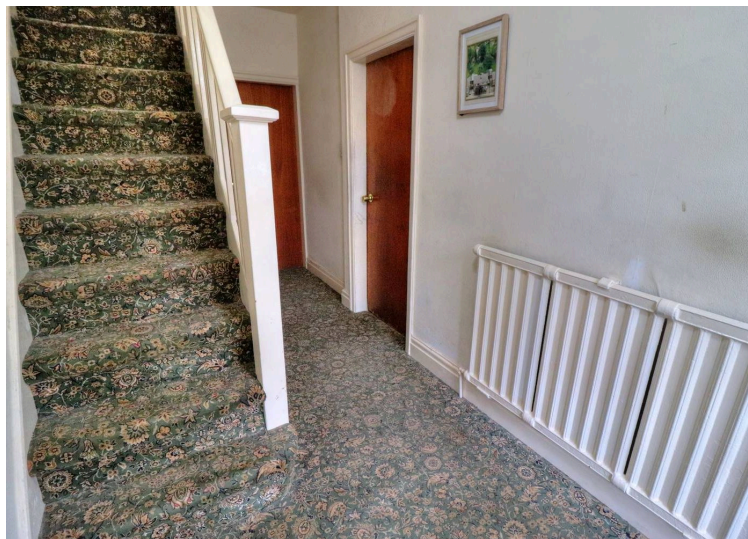
A guest wc, with frosted window, corner wash basin, low level toilet and vinyl flooring.

Kitchen

11' 4" x 8' 2" (3.45m x 2.49m)

A generous family kitchen with large work tops, a range of fitted base and wall units, integrated sink, large window, wood effect vinyl flooring, side door to garden, sliding door to utility room and ceiling strip light.







Utility Room

5' 9" x 7' 1" (1.75m x 2.16m)

A useful utility room plumbed for wash appliances, vinyl flooring, large window to rear and door into integral garage.

Landing

7' 10" x 7' 8" (2.39m x 2.34m)

A bright landing area with frosted window to side, power point and central ceiling light.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)

A three piece bathroom suite with bath tube and shower with screen, low level w.c, wash basin, frosted window, central ceiling light and warmed via single radiator.

Bedroom One

12' 6" x 10' 3" (3.81m x 3.12m)

A double room to the front enjoying views over doffcocker lodge, fully carpeted, multiple power points, central ceiling light and warmed via single radiator.

Bedroom Two

13' 3" x 8' 3" (4.04m x 2.51m)

A spacious double room with large built in wardrobes, upvc window to rear, fully carpeted, multiple power points, central ceiling light and warmed via single radiator.







Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m)

A single bedroom with upvc window to rear, fully carpeted, central ceiling light, multiple power points and warmed via single radiator.





FRONT GARDEN

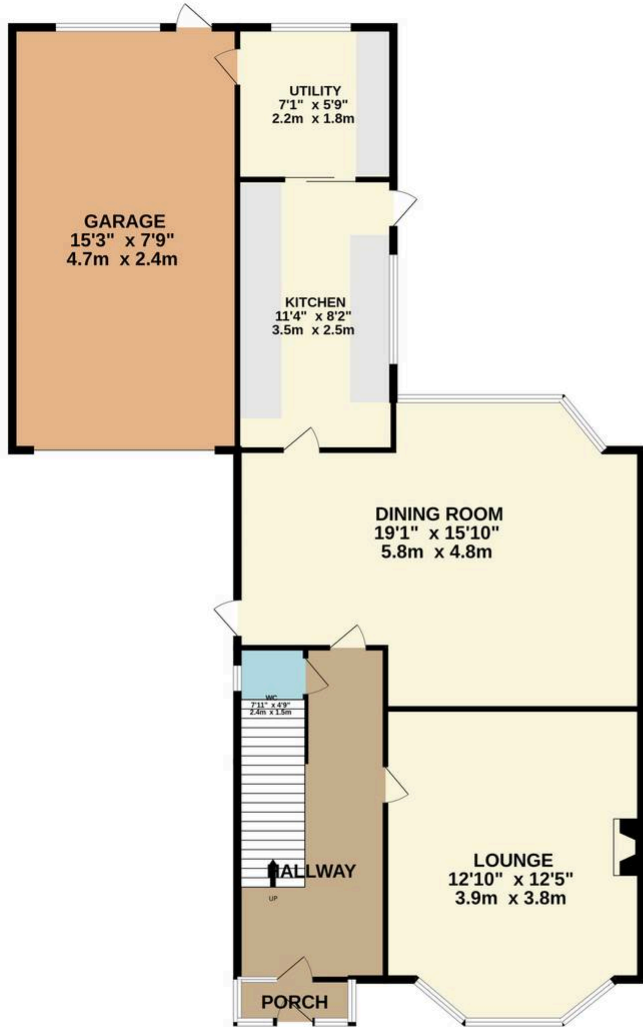
A low maintenance front garden with raised flower beds and side paved driveway.

REAR GARDEN

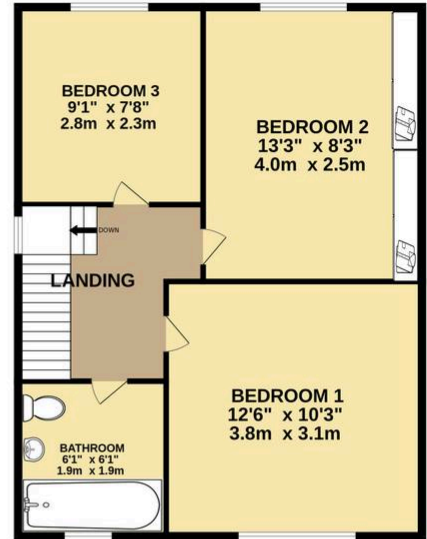
A private rear garden with mature grassed lawn, well stocked flower beds, established trees and shrubs with wood storage shed and glass greenhouse.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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