



## 5C Chassen Road, Bolton

£290,000 Freehold

Detached on Chassen Road, Heaton • Two Double Bedrooms and One Single Bedroom • White Gloss Kitchen with Black Quartz Worktop and Integrated Appliances • Conservatory • Guest W.C • En-Suite Shower to Master Bedroom • Landscaped Rear Garden with Raised Flower Beds • Multi-Car Driveway Parking



Movuno are delighted to bring to the market, this Three-Bed, Detached family home on Chassen Road in Heaton, situated just off Chorley New Road.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



### Living Room

14' 6" x 12' 2" (4.41m x 3.71m)

Carpet, UPVC Window, Multiple Power Outlets, Radiator, Under Stairs Storage, HIVE Central Heating Control.

### Kitchen/Dining Room

15' 10" x 8' 6" (4.82m x 2.59m)

White Gloss Base & Wall Units, Black Quartz Worktops, Oak Effect Laminate Flooring, Integrated Appliances (inc Oven, Hob, Dishwasher and Washing Machine), Pop Out Plug Socket & USB on Kitchen Island, Multiple Power Outlets, UPVC Windows and Double French Doors into Conservatory



### Conservatory

10' 6" x 7' 11" (3.21m x 2.41m)

Oak Effect Laminate Flooring, Power Outlets.

### Landing

Carpet, Power Outlets, UPVC Window, Loft Hatch, Water Tank Cupboard.

### Master Bedroom

12' 2" x 8' 4" (3.72m x 2.55m)

Carpet, Multiple Power Outlets, Radiator, UPVC Window, En-Suite Shower.





### **Second Bedroom**

9' 6" x 8' 8" (2.89m x 2.64m)

Carpet, Multiple Power Outlets, Radiator, UPVC Window.

### **Third Bedroom**

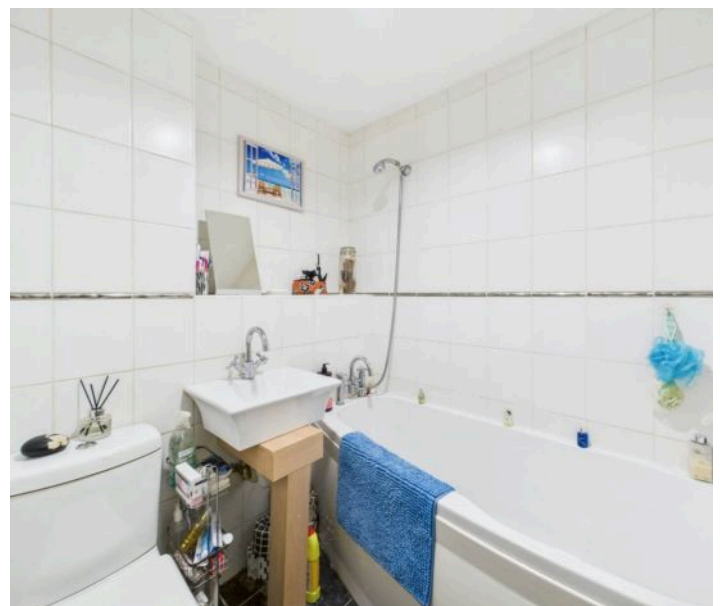
8' 9" x 6' 3" (2.66m x 1.90m)

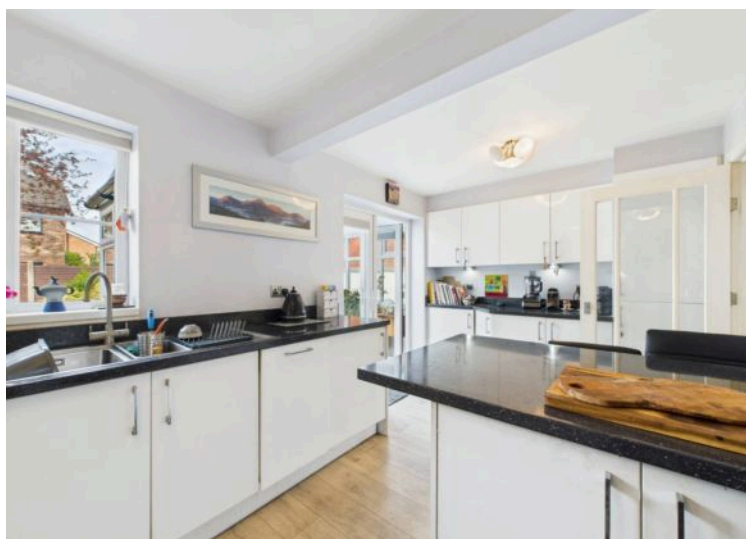
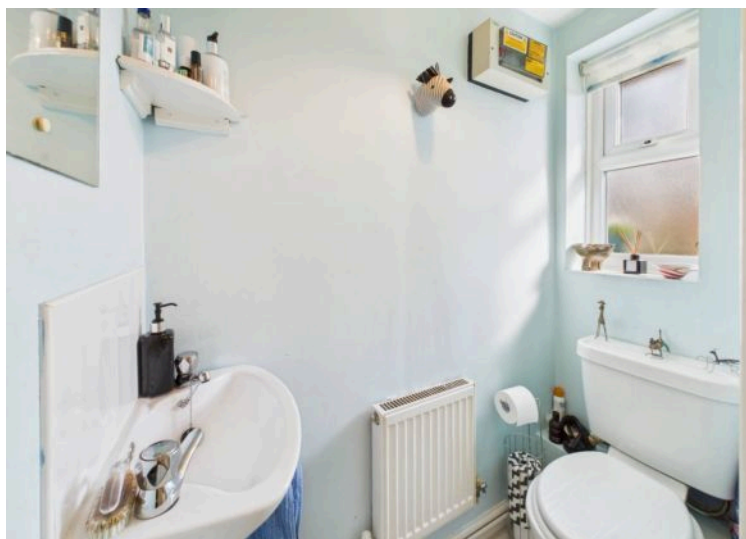
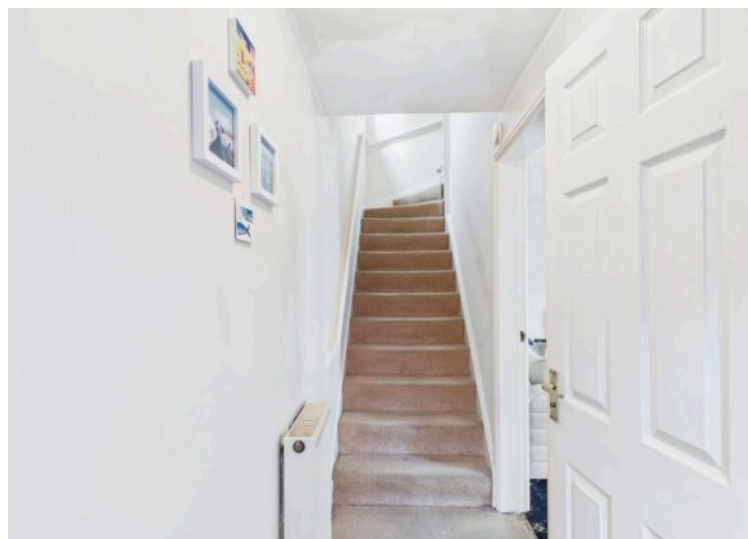
Carpet, Multiple Power Outlets, Radiator, UPVC Window.

### **Bathroom**

5' 11" x 5' 7" (1.81m x 1.71m)

Dark Grey Floor Tiles, White Wall Tiles, Three Piece Bathroom Suite.







#### **FRONT GARDEN**

Well Maintained Garden to Front with Lawn, Tree and Mature Shrubby.

#### **REAR GARDEN**

Landscaped Rear Garden with Patio Area, Decorative Stone, Raised Planters and Gated Access to the Front of the Property.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

788.13 ft<sup>2</sup>  
73.22 m<sup>2</sup>

**Reduced headroom**

6.84 ft<sup>2</sup>  
0.64 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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