

## 2 Burlington Drive, Bolton

£385,000 Freehold

Four Bedroom, Detached on Burlington Drive, Heaton • Generous Sized Living Room • Guest W.C. • Three Double Bedrooms and One Single • En-Suite to Master Bedroom • Multi-Car Driveway • Converted Garage/Home Gym • Large Rear Garden with Potential to Extend to The Side





Movuno are delighted to bring to the market this Four-Bedroom, Detached family home on Burlington Drive in Heaton.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



### **Hallway**

Oak Laminate Flooring, Radiator, Power Outlets, Alarm System, Access to Guest W.C, Living Room and Kitchen/Diner.

### **Living Room**

Carpet, UPVC Box Bay Window, Multiple Power Outlets, Radiator.

### **Kitchen/Diner**

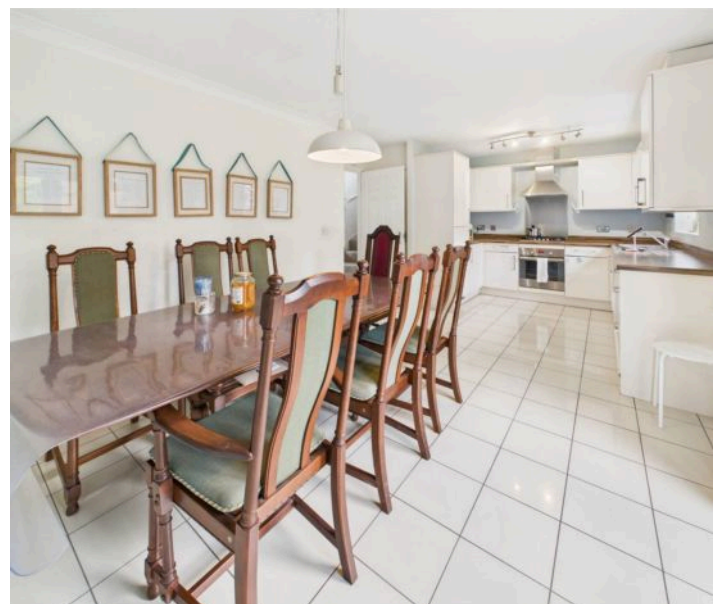
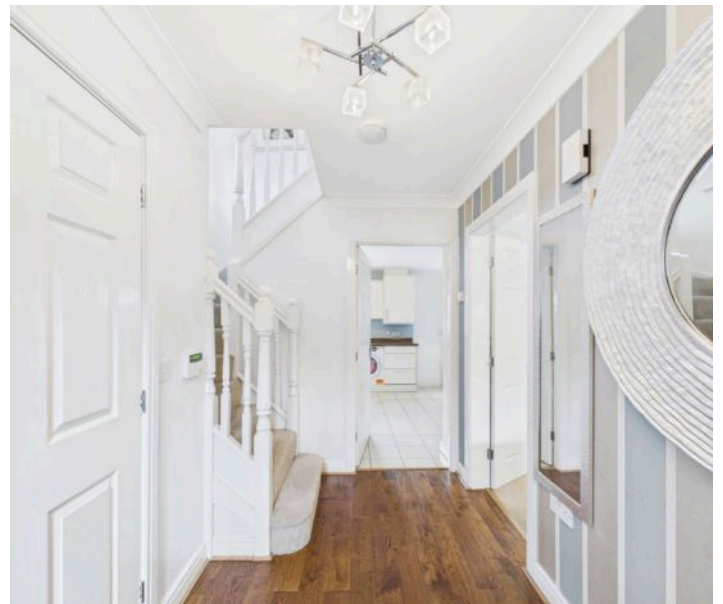
White Tiled Flooring, Gloss White Base and Wall Units, Oak Effect Laminate Worktops, Integrated Oven/Hob/Dish Washer, Boiler, Under Stairs Storage Cupboard, Multiple Power Outlets, UPVC Window, Radiator and UPVC French Doors to Rear Garden.

### **Guest W.C.**

Vinyl Flooring, White Toilet and Wash Basin, Radiator, Frosted UPVC Window.

### **Landing**

Carpet, Multiple Power Outlets, Radiator, Water Tank Cupboard, Extractor Fan, UPVC Window, Loft Hatch.







### **Master Bedroom**

Double Sized, Carpet, Fitted Wardrobes, Radiator, Multiple Power Outlets, UPVC Window, En-Suite Shower Room.

### **En-Suite**

Laminate Flooring, Radiator, Towel Rails, Shower Cubicle, White Toilet and Wash Basin, Frosted UPVC Window.

### **Second Bedroom**

Double Sized, Carpet, Fitted Wardrobe, Multiple Power Outlets, Radiator, UPVC Window.

### **Third Bedroom**

Double Sized, Carpet, Multiple Power Outlets, Radiator, UPVC Window.

### **Fourth Bedroom**

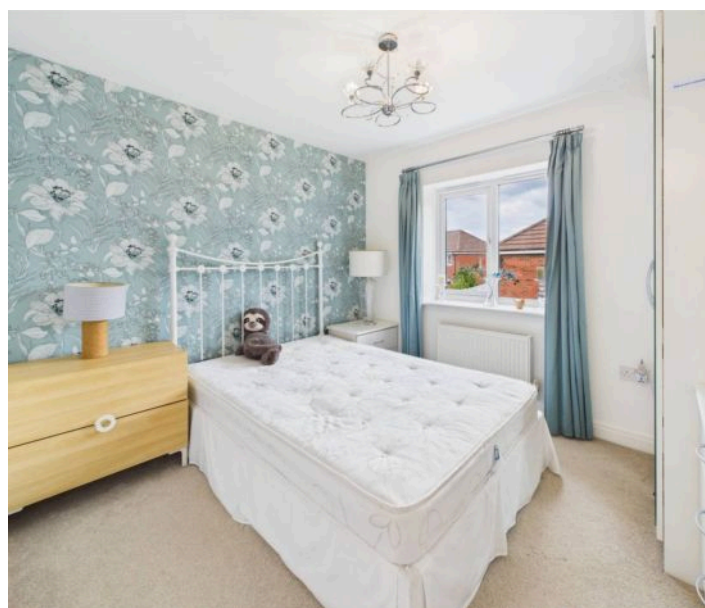
Single Sized, Carpet, Multiple Power Outlets, Radiator, UPVC Window.

### **Bathroom**

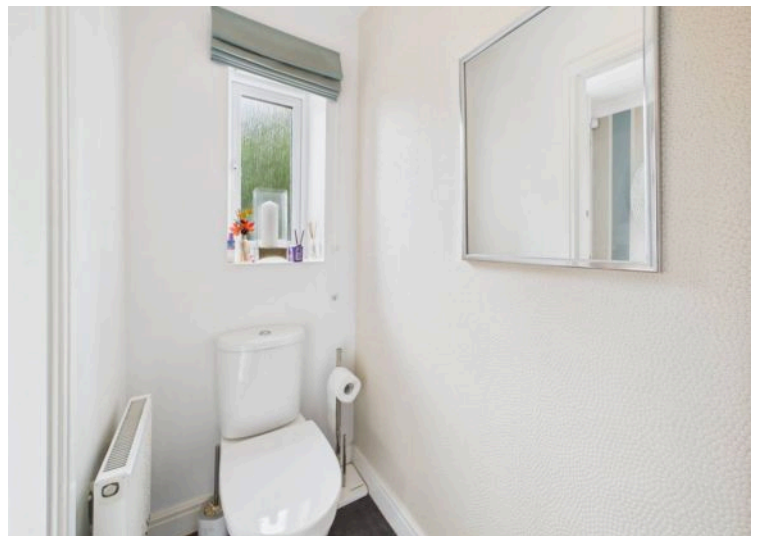
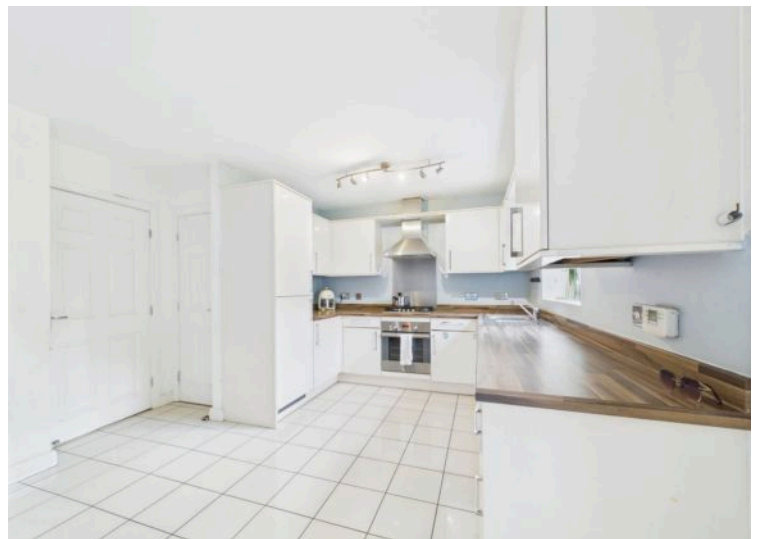
Laminate Flooring, Part Tiled, 3 Piece White Bathroom Suite, Glass Shower Screen, Radiator, Towel Rail, Frosted UPVC Window.

### **Garage**

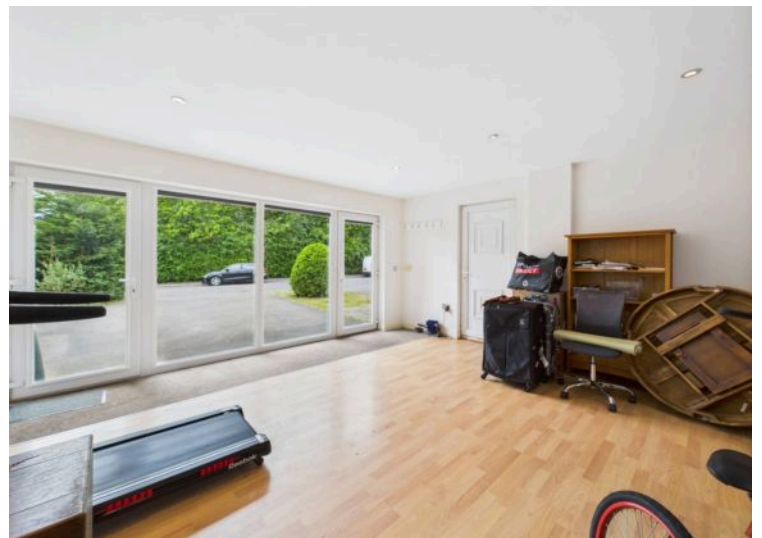
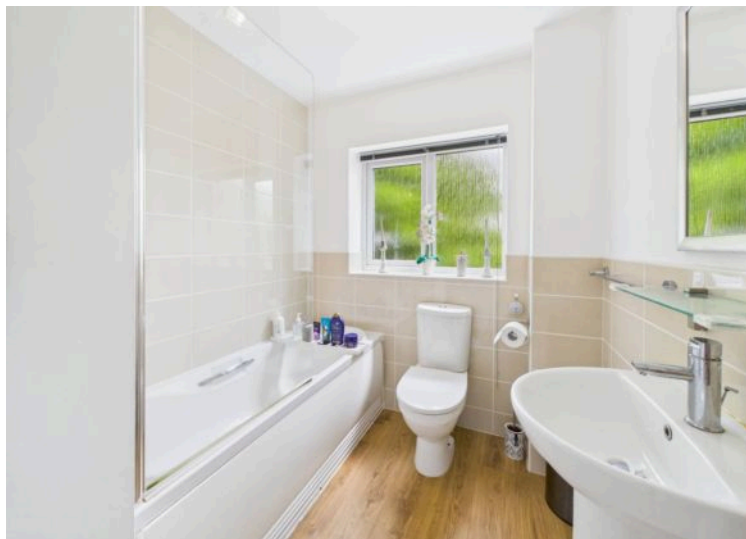
Laminate Flooring, Multiple Power Outlets, Spotlights, Electric Heating, Access to Rear Garden, French Doors to Front Garden.















### **FRONT GARDEN**

Multi-Car Driveway, Large Grassed Area, Flagged Path to Front Door, Shrubs & Trees Around Boarder for Privacy, Gated Acces to Rear Garden on Either Side of the Property.

### **REAR GARDEN**

Large Grassed Area, Patio Area, Decorative Trees, 2x Outside Storage, Door Access to Garage, 2 x Gated Access to Front Garden.

### **GARDEN**

Side of the Property has the Potential to Extend Rear Garden.

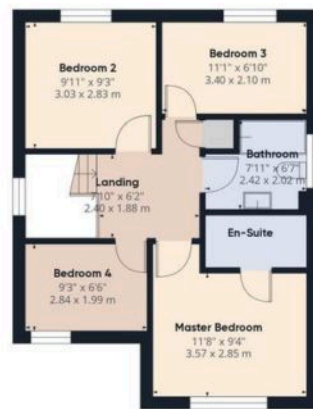








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1317.17 ft<sup>2</sup>  
122.37 m<sup>2</sup>

(1) Excluding balconies and terraces

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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