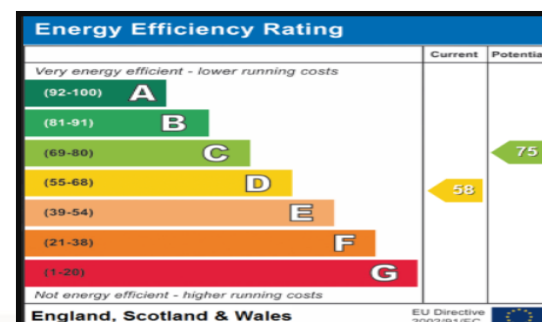




Nestled within the exclusive, private gated grounds of the historic Heaton Grange estate, this exceptional stone-built detached home offers an outstanding blend of period charm, generous proportions and modern family living. Situated in one of Bolton's most prestigious residential locations, the property enjoys a peaceful setting whilst remaining within easy reach of excellent schools, local amenities and transport links. Beautifully presented throughout, the accommodation extends to approximately 2,400 sq ft and has been thoughtfully designed to accommodate modern family life. The welcoming entrance leads to an impressive living room featuring a character fireplace and French doors opening onto the beautifully maintained gardens, creating a seamless connection between indoor and outdoor living. The spacious dining kitchen provides an ideal space for everyday living and entertaining, complemented by a separate utility room and an additional kitchen offering exceptional flexibility for larger families or multi-generational living. The property boasts five generously proportioned double bedrooms, each benefiting from its own en-suite bathroom, ensuring comfort and privacy for both family members and guests. The main bedroom occupies its own private level and features a luxurious en-suite together with a secluded balcony overlooking the attractive grounds. Externally, Heaton Grange Cottage enjoys beautifully landscaped gardens and a private courtyard, all set within secure gated surroundings that offer both exclusivity and peace of mind. The mature setting enhances the property's sense of tranquillity whilst maintaining convenient access to Bolton town centre, Middlebrook Retail Park, motorway connections and highly regarded schools, including Bolton School. Combining timeless character with versatile accommodation and an enviable location, Heaton Grange Cottage represents a rare opportunity to acquire a distinctive family home within one of Bolton's most sought-after developments. Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 19' 3" x 26' 10" (5.86m x 8.17m) Two wall mounted radiators, two uPVC double glazed windows, stairs giving access to the master bedroom.

Downstairs Bedroom Two 15' 11" x 12' 2" (4.85m x 3.71m) uPVC double glazed window, wall mounted radiator.

En-suite 6' 0" x 9' 3" (1.83m x 2.82m) Four piece suite comprising Wc, pedestal wash basin, bidet, corner bath with mixer shower attachment, frosted uPVC double glazed window, wall mounted radiator.

Downstairs Bedroom Three 14' 7" x 11' 8" (4.44m x 3.55m) uPVC double glazed window, wall mounted radiator.

En-suite 5' 11" x 9' 3" (1.80m x 2.82m) Four piece suite comprising Wc, pedestal wash basin, corner bath, bidet, full wall tiling, frosted uPVC double glazed window, wall mounted radiator.

Conservatory/Kitchen 11' 6" x 16' 1" (3.50m x 4.90m) Professionally fitted kitchen comprising base and wall units, island breakfast bar, five ring range style cooker with extractor above, contrasting worktops, space for white goods.

Separate Kitchen 11' 4" x 8' 10" (3.45m x 2.69m) Base and wall units, stainless steel sink unit with mixer tap up over, oven, four ring hob with extractor above, timber glazed window, turning staircase to the upper landing, wall mounted radiator.

Cloaks Wc 2' 11" x 5' 3" (0.89m x 1.60m) Wc, wall mounted wash basin

Lounge 23' 1" x 15' 0" (7.03m x 4.57m) Feature fireplace and surround, sliding doors giving access to the courtyard, two wall mounted radiators dual aspect windows.

Upper Landing 16' 6" x 4' 0" (5.03m x 1.22m) Built in storage cupboards.

Upstairs Bedroom Four 14' 11" x 10' 10" (4.54m x 3.30m) Timber glazed window, wall mounted radiator.

En-suite 5' 6" x 10' 4" (1.68m x 3.15m) Four piece suite comprising Wc pedestal wash basin, bidet, corner shower cubicle, timber glazed window, wall mounted heated towel rail.

Upstairs Bedroom Five 11' 5" x 10' 8" (3.48m x 3.25m) Timber glazed window, wall mounted radiator, built in storage cupboard.

En-suite 8' 4" x 6' 1" (2.54m x 1.85m) Four piece suite comprising Wc, pedestal wash basin, bidet, corner bath with electric shower and fitted screen, full wall tiling, frosted timber glazed window, wall mounted heated towel rail.

Master Bedroom 22' 10" x 14' 11" (6.95m x 4.54m) Accessed via a separate staircase, velux windows, uPVC door giving access to the private balcony, wall mounted radiator, cupboard housing the gas boiler.

En-suite 7' 9" x 14' 7" (2.36m x 4.44m) Four piece suite comprising Wc, his and his vanity wash basin, corner bath with overhead mixer shower, bidet, Wc, full wall tiling, wall mounted heated towel rail.

Outside Outside is a private gated entrance then a short drive down to the property which has beautifully maintained gardens and an enclosed courtyard to the front.

Council Tax Cardwells Letting Agents Bolton research indicates that the council tax is band E with Bolton Council at an approximate cost of around £2,761.00 per annum.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Lettings Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch.

Floor Area Total internal floor area: 229 m² which is 2529 ft.²

Tenure Cardwells Letting Agents Bolton research shows the property is of freehold tenure.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd.

