



**HEATON GRANGE COTTAGE HEATON GRANGE,
BOLTON, BL1 5HA**



- Five bed detached/exclusive development
- En suites to all the bedrooms/2 kitchens
- Boasting accommodation of approx 235 m²
- Private courtyard/well maintained gardens
- Close to highly regarded local schools etc
- Call now to view



£1750 PCM

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Letting Agents Bolton offer to the market Heaton Grange Cottage on this beautiful private gated development on Chorley New Road in Heaton. Boasting accommodation of approximately 235m² the property has five double bedrooms all with en-suites, a private outdoor balcony from the master bedroom and two kitchens. Outside is a private gated entrance then a short drive down to the property which has beautifully maintained gardens and a courtyard to the front. A personal inspection is a must to appreciate all on offer and this can easily be arranged by ringing Cardwells Letting Agents Bolton, seven days a week on 01204381281 or via email at Lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

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.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

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.

Flood Risk Cardwells Letting Agents Bolton research shows the property is in a very low flood risk area.

Conservation area Cardwells Letting Agents Bolton research shows the property is in the conservation area of Chorley New Road.

Thinking of Selling or Letting If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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.

