



**WELBECK ROAD, HEATON, BL1 5LE**



- Stunning fully renovated and modernised semi
- Three generous double bedrooms
- Orangery with skylights and bi-fold doors
- Utility and Wc
- Spacious first floor landing
- Landscaped low maintenance gardens
- Easy reach of train stations and M61 motorway
- Close to good schools and many amenities



**Offers in the Region Of £345,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



Occupying a desirable position within the heart of Heaton, one of Bolton's most prestigious and family friendly residential areas, this exceptional three bedroom semi detached home has been comprehensively renovated and modernised throughout to create a stunning turn key property. Finished to an impeccable standard and offering a perfect blend of character features and contemporary styling, this remarkable home is ideally suited to growing families and professional buyers alike. The property enjoys an enviable location, conveniently positioned within easy reach of a wide range of local amenities including popular shops, supermarkets, cafés, bars and restaurants. Heaton is particularly favoured for its excellent educational facilities, with the highly regarded Cleavelands Preparatory School and the prestigious Bolton School both located nearby, making this an outstanding choice for families seeking access to some of the area's finest schooling. Excellent transport links are also close at hand, with easy access to Bolton town centre, nearby train stations offering direct services to Manchester and beyond, and convenient commuter connections to the M61 motorway network for those travelling throughout the North West. Upon entering the property, the welcoming entrance hallway immediately sets the tone for the quality found throughout, featuring an attractive mosaic tiled floor upon entry which transitions into a carpeted hallway, creating a warm and inviting atmosphere. The ground floor accommodation comprises a beautifully presented lounge featuring a bay window, decorative coving and a feature gas fire, creating a wonderful focal point to the room. Open plan access leads seamlessly through to the dining area, which also benefits from elegant coving and a fireplace that has been thoughtfully opened up and transformed into useful display shelving and storage. To the rear of the property is the orangery. This impressive space is flooded with natural light through skylights overhead and enjoys bi-fold doors opening directly onto the rear garden, creating the perfect environment for both family living and entertainment. The kitchen is beautifully appointed with an extensive range of modern wall and base units complemented by integrated appliances including an induction hob, double electric oven, microwave, fridge/freezer and dishwasher. Practicality has been perfectly combined with style to create a superb cooking and dining environment. Just off the entrance hallway is a particularly useful utility room/Wc, fitted with matching cabinets, an integrated washing machine, vanity unit with inset wash basin, low-level WC and a neatly concealed boiler housed within co-ordinating units. To the first floor, a spacious landing benefits from a window allowing plenty of natural light, together with loft access via a pull down ladder. All three bedrooms are genuine doubles, providing excellent accommodation for families. The principal bedroom further benefits from a comprehensive range of fitted wardrobes and drawer units offering ample storage. The family bathroom is fitted with a three piece suite comprising a pedestal wash basin, low level WC and panelled bath with shower over. Tiled flooring and tiled wall splashbacks complete the room's modern finish. Externally, the property boasts attractive low maintenance gardens to both the front and rear. The front garden is beautifully presented with a block paved pathway and raised flower beds, creating excellent kerb appeal. To the rear, the enclosed garden has been thoughtfully designed for outdoor enjoyment and ease of maintenance, featuring attractive tiled patio areas, artificial lawn, raised planting beds and ample space for outdoor furniture, entertaining and summer barbecues. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway:** Ceiling light point, radiator, storage cupboard, coving to the ceiling, double glazed window to the front, mosaic tiled floor upon entrance with carpet throughout the rest of the hallway.

**Utility/wc:** 6' 1" x 5' 7" (1.86m x 1.71m) Downlights, double glazed window to the side, wall mounted vertical ladder radiator, integrated washing machine, vanity unit with inset sink and wc, wall mounted boiler, tiled floor with splashback to the walls.

**Lounge area:** 13' 9" x 13' 5" (4.18m x 4.08m) Ceiling light point, wall lamps, coving to the ceiling, bay window, radiator, gas fire with tiled hearth.

**Dining area:** 14' 2" x 11' 8" (4.31m x 3.56m) Ceiling light point, coving to the ceiling, radiator, open into the lounge area.

**Orangery:** 15' 0" x 9' 5" (4.57m x 2.88m) Downlights, skylights, double glazed window to the rear and side with bi-fold doors to the side which lead into the garden, laminate flooring, radiator.

**Kitchen:** 35' 5" x 31' 6" (10.8m x 9.6m) Downlights, double glazed window to the rear overlooking the garden, radiator, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, induction hob, double electric oven, integrated microwave, fridge/freezer, dishwasher, laminate flooring, tiled splashback to the kitchen walls.

**Landing:** Ceiling light point, double glazed window to the side, loft access with pull down ladder.

**Bedroom 1:** 13' 9" x 13' 5" (4.2m x 4.1m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

**Bedroom 2:** 14' 1" x 11' 10" (4.3m x 3.6m) Ceiling light point, radiator, double glazed window overlooking the garden.

**Bedroom 3:** 10' 10" x 9' 2" (3.3m x 2.8m) Ceiling light point, double glazed window overlooking the rear garden, radiator.

**Bathroom:** 7' 10" x 5' 2" (2.38m x 1.58m) Downlights, wall mounted vertical ladder radiator, extractor fan, three piece suite incorporating a wc, pedestal sink, panelled bath with shower above, tiled floor and walls, double glazed window to the front.

**Externally:** The property boasts attractive low maintenance gardens to both the front and rear. The front garden is beautifully presented with a block paved pathway and raised flower beds, creating excellent kerb appeal. To the rear, the enclosed garden has been thoughtfully designed for outdoor enjoyment and ease of maintenance, featuring attractive tiled patio areas, artificial lawn, raised planting beds and ample space for outdoor furniture, entertaining and summer barbecues.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 1 May 1897

**Council Tax:** Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

**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

