







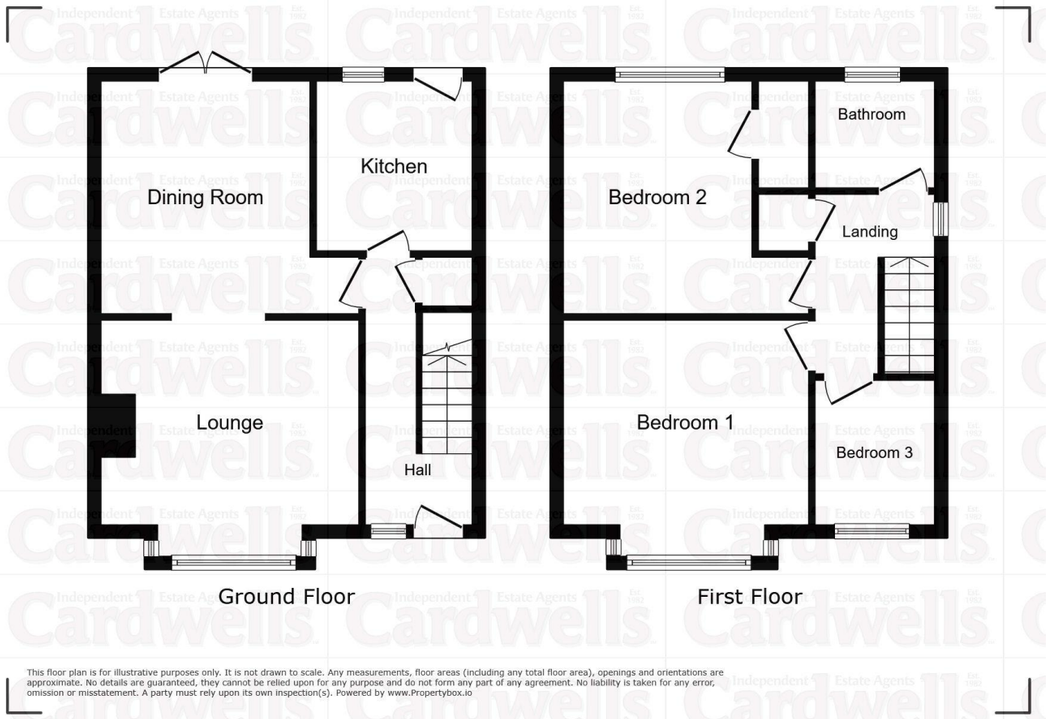

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Independent Estate Agents Cardwells Est. 1982

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PARK ROAD, HEATON, BL1 4RQ



- Semi detached family home
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Modern shower room
- Sizeable rear garden
- Off road parking
- Early viewing advised







£285,000

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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.

Set back from Park Road in an elevated position, this lovely three-bedroom family home is located within one of Bolton's most desirable residential areas and enjoys the rare benefit of direct access into Queens Park from the rear garden. Offering generous living accommodation, established gardens and excellent access to local amenities, schools and transport links, this superb property is perfectly suited to growing families and first-time buyers alike. The property occupies a highly convenient location within easy reach of a wide range of amenities. Bolton Town Centre is only a short distance away and offers an extensive selection of shops, supermarkets, restaurants, cafés, leisure facilities and entertainment venues. Residents can also enjoy immediate access to Queens Park, one of Bolton's most attractive Victorian parks, featuring ornamental gardens, children's play areas, sporting facilities and picturesque walking routes. Families are particularly well served by the area's excellent educational provision. The property is close to the prestigious Bolton School, one of the North West's leading independent schools, together with a range of highly regarded primary schools, nurseries and secondary schools serving the surrounding area. For commuters, the location offers superb transport connections. Regular bus services operate along nearby Park Road, Chorley New Road and surrounding routes, providing convenient access to Bolton Town Centre, Heaton, Lostock, Horwich and neighbouring districts. Bolton Railway Station is easily accessible and offers direct rail services to Manchester, Salford, Preston, Blackburn and beyond. Motorists will appreciate the property's proximity to the A666 St Peter's Way and the M61 motorway network, providing excellent connectivity throughout Greater Manchester and the wider North West. The accommodation briefly comprises a welcoming entrance hall with staircase rising to the first floor, a spacious open-plan lounge/dining room and a fitted kitchen. To the first floor are two double bedrooms, a useful single bedroom/home office and a family bathroom. Externally, a double driveway provides off-road parking, with steps leading up to the front entrance and gated side access to the rear. The standout feature is the delightful rear garden, which enjoys a paved patio, established lawn and mature planting, together with the exceptional benefit of direct access into Queens Park, creating a wonderful extension of the outdoor living space. Combining spacious accommodation, excellent schooling, superb commuter links and one of Bolton's most desirable park-side positions, this attractive family home offers a fantastic opportunity for buyers seeking both convenience and lifestyle. Early viewing is highly recommended and can be arranged by calling 01204 381281, emailing bolton@cardwells.co.uk or online @cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 13' 9" x 5' 3" (4.2m x 1.6m) Double glazed door and window to the front elevation. Stairs lead off to the first floor landing. Radiator.

Lounge: 13' 5" x 10' 6" (4.1m x 3.2m) Double glazed bay window to the front. Living flame gas fire recessed into the chimney breast. Radiator. Opens into the

Dining Room: 12' 2" x 10' 10" (3.7m x 3.3m) Double glazed French doors to the rear elevation. Radiator.

Kitchen: 8' 10" x 7' 10" (2.7m x 2.4m) Double glazed window and door to the rear elevation. Range of base units with complimentary work surfaces and matching wall mounted cabinets. Electric cooker. Inset sink and drainer. Space for fridge / freezer.

First floor landing: Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access. Storage cupboard.

Bedroom One: 12' 10" x 10' 6" (3.9m x 3.2m) Double glazed bay window to the front elevation. Fitted wardrobes. Radiator.

Bedroom Two: 12' 2" x 9' 6" (3.7m x 2.9m) Double glazed window to the rear elevation. Radiator. Store cupboard. Fitted wardrobe.

Bedroom Three: 8' 2" x 6' 3" (2.5m x 1.9m) Double glazed window to the front elevation. Radiator. fitted wardrobe.

Shower Room: 5' 11" x 5' 7" (1.8m x 1.7m) Double glazed window to the rear elevation. Three piece suite comprising corner shower cubicle, vanity sink with storage and wc. Radiator.

Externally: The front of the property has driveway parking for two vehicles with steps leading to the front door and the raised garden area. The rear has a sizeable garden laid mainly to lawn with paved patio area. There are flower bed borders and a wooden shed.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.07 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 12 November 1929. The ground rent is £4.50 per annum.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

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.

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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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